

Anne Shulman, Property Manager

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Place of birth	San Antonio	Driving license	Full
Nationality	American		

LINKS [Facebook](#), [Instagram](#), [Twitter](#)

PROFILE

A self-directed, driven property management professional with 23 years' tenure in residential property management servicing. Fully adept at providing an entire real estate suite of services including, buying and selling of units and connecting prospective tenants with the pool of landlords on the books, Highly skilled in securing quick lease agreements for short and medium stays in a market prone to long term rentals. Holds various real estate licenses for the entire East Coast Region. Fully bilingual in French, Spanish, and English.

EMPLOYMENT HISTORY

Jan 2020 — May 2020 **Property Manager, Sail Asset Managers** Mineola

Closed three commercial rental agreements spanning 5-years in an economic recession.

- Setting rent at the correct level to attract short term and long-term tenants
- Determine the rental price range by analyzing comparable properties in the area and the overall average rent for the location
- Collect rent from tenants via an automated rental system and also visit tenants to collect rent paid in cash
- Find prospective tenants to fill unit vacancies by advertising in printed, social and direct media channels
- Facilitate viable screening systems to conduct credit checks, criminal background screening, affordability analysis and reference checking with previous landlords
- Responsible for leasing activities including setting lease terms, compiling lease contracts with required clauses and determining security deposits

Jan 2017 — Dec 2019 **Property Manager, Tip Top Leasing Agents** Indian Trail

Kept all expenses for repairs and maintenance under 80% of the allowed budget by securing service level agreements with small business as opposed to large companies.

- Conduct incoming and exiting inspections to detail any snags to be rectified, or damages occurred that requires a portion of the rental deposit
- Organize cleaning and maintenance teams to place properties in adequate conditions for tenants to move in
- Dealing with evictions where tenants failed to pay rent or breached the terms of the lease contract in some shape or form
- Ensure that the property and public spaces are in a safe and habitable condition for tenants and visitors
- Responsible for the physical management of the site which includes regular maintenance activities and emergency repairs
- Ensure that preventative maintenance and improvements are performed as per a set-out schedule determined by the body corporate
- Network with potential contractors like plumbers, painters, electricians, pest exterminators, landscapers, and deep cleaning companies to provide services
- Negotiate service level agreements with suppliers and contractors

Jan 2013 — Dec 2015 **Property Manager, Commercial Building Management Experts** Jacksonville

Embarked on innovative digital viewing activities which meant that in-person viewings were reduced, and properties sold up to 10 days quicker than normal.

- Strictly enforce penalty fees for late-payments or rent overdue
- Adjust rental prices on a 12-month or 6-month basis by either increasing or decreasing amounts payable per market conditions and municipal laws and regulations
- Managing budgets within set frameworks determined by the HOA or Real Estate Management Company
- Approve emergency repairs or maintenance as per the scope of approval set out by the management company
- Keep accurate records of all incidents or accidents for insurance purposes
- Track and record all income and expenses
- Keep an updated list of all incoming and outgoing inspections, repair and maintenance costs, insurance costs and monthly rental collections

EDUCATION

May 2019 — Present	Masters in Business Administration, Chicago Business University	Chicago
Jan 2012 — Jul 2015	Bachelor Degree in General Management, University of Denver	Denver

SKILLS

Property Maintenance Schedules	Renewals
Tenant Complaints	Occupancy Rates
Screening	Social Media Platforms
Reference Checks	Create Advertisements
Unit Inspections	Interview Tenants
Lease Agreements	Emergency Repairs
Sale Agreements	Building Improvements
Bank Administration	Mortgage Applications
Bond Applications	Security Deposits
Site Operations	Recordkeeping
Conduct Viewings	Income & Expenses Allocations
Marketing Properties Online	Budgets
Schedule Move-ins and Move-outs	Distribute Payments
Evictions	Collection Systems
Facilities Management	Credit Agreements
Utility Management	Commercial Applications

COURSES

Jan 2020 — May 2020	Certified Manager (CM), Institute of Certified Professional Managers, Reston, VA
Jan 2015 — May 2015	Large Scale Manager (LSM), Professional Community Association Manager (PCAM), Tampa, FL