



# access

MANAGEMENT

HOSPITALITY IS OUR FOUNDATION,  
YOUR HAPPINESS IS OUR FOCUS!



## MANAGEMENT

**Customized Management Services. For Exceptional Properties.**

Beauty. Financial stability. Favorable property values. And a lifestyle that residents love. These are the hallmarks of a great community. Access Management will help you achieve and sustain them for the long run.

**ASSOCIATION • MULTI-FAMILY • RESORT • GOLF CLUBHOUSE • RESTAURANTS • LOUNGES**

## REALTY

**We unleash the true value of your property.**

Are you looking for the perfect investment property to add to your portfolio? Trying to attract high-quality tenants for your existing rental? You may be seeking a new place to call home yourself. Whatever your realty needs are, you can count on the Access team to help you find just what you're looking for — or something even better.

**SALES • PURCHASES • RENTALS • COMMERCIAL • INVESTMENT**



## MAINTENANCE

**A proactive approach to ensuring your property is always in a “like new” condition.**

Whether your property is one year or a hundred years old, continuous, high-quality maintenance is crucial for maintaining not just the beauty, but the safety and value of your property. Access will help you keep your property in tip-top shape on a day-to-day basis and perform improvements that enhance property value for the long term.

**PREVENTATIVE • JANITORIAL • PAINTING • PRESSURE WASHING • MASONRY • ROOF REPAIRS • ELECTRICAL HVAC • PLUMBING • FENCING**

## LIFESTYLE

**We bring your property to life. In a way that residents and guests love.**

While we take pride in enhancing a property's beauty, we know that the best places to live and visit are more than beautiful. They are bursting with energy, activity, and vitality. At Access, we bring properties to life by developing an exciting lifestyle that lets everyone know they've arrived somewhere truly special.

### RESIDENTIAL

Special Events • Fitness & Activities  
Resident Newsletters • Website

### HOSPITALITY

Eco-Tourism • Sports & Activities • Sightseeing  
Dining Programs • Memberships

## OUR PARTNERS IN EXCELLENCE

Time and time again, the nation's top names in home building and construction entrust their most prized developments to Access Management. We share their commitment to excellence, and will work harder than anyone else to preserve the beauty and essence of their communities.

Pulte Homes • DiVosta • Centex • Del Webb  
Lennar Homes • DR Horton • Emerald Homes • Neal Communities  
KB Home • Beazer Homes

# MAINTENANCE

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## **At Access, we think maintenance is serious business.**

That's why we take a proactive approach. In fact, our philosophy is that if we spend our time on preventive maintenance, we can keep most big problems from happening at all.

From painting to water-proofing to pressure washing and plumbing, our well-trained maintenance personnel are focused on maintaining the "like-new condition" of your property, as well as the safety and value of the property, too.

Just as important, while providing maintenance on a day-to-day basis, our aim is to perform improvements that enhance the property value for the long term.

### PREVENTIVE MAINTENANCE

JANITORIAL

PAINTING

WATER PROOFING

PRESSURE WASHING

MASONRY

ROOF REPAIRS

ELECTRICAL

HVAC

PLUMBING

FENCING

FIXES AND REPAIRS

CONSTRUCTION PROJECTS



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**"The SouthShore Falls management** and activities team have made major improvements in the operations, maintenance, security, covenants enforcement, breadth and enjoyment of social activities. Further, the teams have exceptional interpersonal skills and are focused on exceeding resident expectations."

— KATHY HICKS, SOUTHSORE FALLS HOMEOWNER



# MANAGEMENT

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**Financial stability. Favorable property values. And a life that residents love.** These are the hallmarks of a great community. Access Management will help you achieve customized management services and sustain them for the long run.

For a volunteer-run Homeowner's Association, upholding the values and integrity of the community can be an overwhelming job, and that's where Access steps in. Whether it is planning an annual budget or a new lifestyle activity program, we will assist in your every association management effort.

For more than a decade, our sister company Access Hotel and Resorts has worked with distinguished hotels and resorts around the country to develop and manage destinations that both dazzle guests and deliver on owners' revenue goals. With our hands-on approach, Access will assist you with everything from staff development to elevating service to AAA Four Diamond levels.

**ASSOCIATION  
CLUBHOUSE  
GOLF  
LOUNGES  
RESTAURANTS  
PROPERTY OPERATIONS  
RESORT**



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**"Access was such a big help to our Homeowners Association. They stepped in and developed a game plan for our Capital Planning efforts, which was a huge weight off our shoulders."**

– CATHY WELLS, SOUTHSHORE FALLS HOMEOWNERS ASSOCIATION

# RENTAL PROGRAM

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## At Access, we unleash the true value of your property.

As property managers, we know we need a specific list of attributes to deliver continued success to clients and renters. A firm understanding of the current market, a proven marketing plan, and strict rental criteria are key in choosing the right manager for your rental

When you rent your property with Access, you can expect quick tenant placement from our waiting list of high-quality tenants and aggressive marketing of your property. Our licensed professionals will provide you with monthly financial reporting and keep you updated at every point in the process, from listing to signing.

- Quick Tenant Placement
- Strict Rental Criteria
- Aggressive Marketing
- Monthly Financial Reporting
- Skilled Maintenance



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**“After listing our house** with multiple companies with no success, we started to think there weren’t any good renters out there. Access gave us a list of renters who we felt comfortable with.”

– TOM AND JOANN MYERS, HOMEOWNERS

# REAL ESTATE

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## Your perfect property is here.

Whether you're looking for tenants or looking to rent, adding to your portfolio or finding a new home, the Access Realty team will help you find exactly what you're looking for – or something better.

### SALES

The process of selling your own property can sap your time and energy, but it doesn't have to. Our team of realty experts will walk with you every step of the way to see that your home goes to the right hands.

### INVESTMENTS

When it comes to finding the perfect investment property, you won't compromise. Invest in a home in an Access Community, and you won't have to settle for anything less than perfect.



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**"Trying to raise three children and sell my home** at the same time was a juggling act I just couldn't handle. Access took care of absolutely everything for me, from listing the house to finding a wonderful buyer, much faster than I could have."

# LIFESTYLE

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## Our properties are more than beautiful.

We believe you should love where you live. That's why at Access, our properties are bursting with energy, activity and vitality.

With special events like poker night, fitness classes and activities such as tennis lessons and yoga, our Lifestyle Communities offer residents countless opportunities to enjoy their neighborhood and connect with others across the community.

We know that our community is part of a wider area culture. We offer residents exciting excursions outside the community to explore the area's unique natural wonders. From sightseeing hidden gems to finding local food trucks, our residents and visitors can enjoy all the area culture has to offer.

### RESIDENTIAL

- Special Events
- Fitness & Activities
- Resident Newsletters
- Website

### HOSPITALITY

- Eco-Tourism
- Sports & Activities
- Sightseeing
- Dining Programs
- Memberships



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**"The Access team has really enhanced** the resident lifestyle here. There's always something fun going on, and the newsletter makes it so much easier to stay connected and discover new ways to enjoy our community."

– JOHN ROBERTSON, VILLAGE WALK HOMEOWNER



## THE ACCESS DIFFERENCE

Access comes from a long line of people who care deeply about each property they touch. Our parent company Access Hotel and Resorts has been delivering AAA Four Diamond service to guests around the nation since 2008. The founders launched Access Management to bring our hospitality expertise to the world of residential management.

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Are you a home buyer seeking the perfect place to raise your family?

An HOA board member looking for a trustworthy partner to help manage community responsibilities?

A property owner trying to make your rental portfolio more profitable?

A developer creating a unique Lifestyle Community?

**The experts at Access are at your service.**



PROACTIVE MANAGEMENT TODAY,  
MAXIMIZES ASSET VALUE TOMORROW.



5728 Major Blvd. Suite 307 Orlando, FL 32819 407-480-4200  
contactus@accessdifference.com  
[accessdifference.com](http://accessdifference.com)