



A CHARLIE WILLS TEAM COMPANY

FRONT PORCH

PROPERTY MANAGEMENT



WHY WORK WITH FRONT PORCH?

Our Mission

Provide elite property management services while creating wealth for our investors and future home owners.

Our Vision

Create significance and impact in real estate through developing life long relationships.

Our Purpose

People before Property!

Core Values

- Great attitude
- Grateful hearts
- Extreme leadership
- Be Fearless
- Loyal
- Competitive nature
- High character

ABOUT FRONT PORCH

Our People and our process makes all the difference. With over 20 years of residential real estate experience with single family, duplex, multi-family properties, and much more, we know the Madison and Dane County market like no other group.

We started Front Porch Property Management in 2019. We had been sending our clients to other Property Management firms and we kept hearing the same feedback that they didn't get the same level of service they received and appreciated from the Charlie Wills Team. We took a few months to understand our clients needs, reviewed the market to see if anyone was offering our level of service, and we knew we could provide superior service to to our setup at our firm.

We aren't cheap but we also aren't the most expensive. We are confident in what we offer and how we manage our client's properties, that we guarantee our results.

OUR SERVICES

Free Consultation

- Book a time with us to discuss short term or long term rentals.
- We will review the property and make recommendations for repairs or improvements to maximize your investment.

Walk Through Inspection

- We walk through the property with you to analyze what will maximize the rent for the unit to create a capital expense plan that maintains the value of the building.
- We keep an extensive log of information on the home so that you have all of the records of each appliance, its age, how it is serviced on a routine schedule.

Available 7 Days A Week

- Our team is able to handle tenant and owner requests Monday-Friday from 8-5pm.
- Team coverage on the weekend for any requests that may come in.
- Emergency hours and requests are handled by after hours and emergency maintenance staff.
- Trusted Platinum Partners to service your investment.

Proven Rental Marketing Plan

- Photos taken by hired professionals.
- Virtual staging for vacant units.
- Online syndication to market each unit to 20+ rental sites.
- Annual review to maximize return on your investment.

Superior Tenant Screening.

The following are screened prior to tenant occupancy:

- Full background check
- Criminal check
- Credit Check
- Job History
- Rental/ Owner History

Doorloop : Online Portal

- Online Portal with owner access.
- Convenient payment method for both tenants and owners.
- Maintenance requests and progress on tasks for the property.
- Expense tracking for your records.
- Access invoices and profit and loss statements
- Tax reporting for your records.
- File storage for your access.

Lease & Rental Management

- Lease signature and enforcement with tenants.
- Timely rent collection.
- Processing notices to vacate or to renew a lease term.
- Collection of late rent through various legal means.
- Hand deliveries of notices to tenants, as necessary.
- Filing evictions, if necessary and Attending court evictions, if necessary.
- Organizing keys for viewings, inspections and repairs.
- Organizing utilities to be turned on and off when required.
- Conducting annual rent reviews to help keep up your investments value.
- Yearly visual inspections of the property to ensure lease compliance.
- Liaison with insurance companies, when authorized.

Charlie Wills Team

Real Estate Partners

OUR PLATINUM PARTNERS

Appliance and Service

Grand Appliances -Rick Simler

rick.simler@grandappliance.com
(608) 729-8063

Appliance Service Unlimited

cody.b@applianceserviceunltd.com
(608) 251-9190

Carpet/Rug Cleaning

R & R Carpet Cleaning

info@rrcarpetcleaning.com
(608) 215-8820

Premier Rug Washing

premierrugwashing@gmail.com
(608) 467-8001

Concrete

Capital R Concrete and Coating

Nick Brecht
(608) 225-0174

Olsen Concrete

(608) 501-7805

Wells Asphalt Paving

louie@wellsasphaltpaving.com
(800) 773-2324

Design/ Staging

Elle Maven Homes Stephanie Kujak

interiors@ellemavenhomes.com
(608) 434-0074

Amy Radspinner Design

amy@amyradspinner.com
(608) 217-9698

Drywall

Drywall On Call William Goll

www.drywalloncall.com
(608) 333-1513

Electric/Smart Home

J&K Security

(608) 255-5799

Madison Area Smart Home Kort Frank

kort@madisonareasmarthome.com
(608) 212-7265

Exteriors/Windows/Siding/

Roofing

Performance Exteriors & Contracting

Pchad@performanceext.com
(608) 320-7007

Avondale Roofing Experts

ryan@avondaleroofing.com
(608) 416-1805

Flooring

Nelson Hardwood Flooring

Robert Nelson
Nelsonflooring@gmail.com
(608) 444-1028

Financing/ Lenders

Guild Mortgage Dave Grauwels

dgrauwels@guildmortgage.com
(608) 234-5117

Gutters

Southgate Gutter Service

southgategutters@gmail.com
(920) 563-3873

Handyman

Allen's Handyman Service

(608) 843-0238

Pleasant Springs Services Ed Larsen

pleasantspringsss@gmail.com
(608) 347-3655

Inspection/Appraisal

Steel Appraisal Services

Brady & Christina Steel
steelappraisal@gmail.com
(608) 347-7364

Lighthouse Inspections

Justin Cowen

lightinspections@gmail.com
608-571-7395

Insulation Services

Rockweiler Insulation Inc.

info@rockinsul.com
(608) 999-4270

TNT Insulation

tntinsulationllc@gmail.com
(608) 445-8970

Insurance

Ace Insurance Group

Jason Guttenberg
Jason@aceinsurancegroup.com
(608) 467-5604

Landscaping

Pinnacle Landscaping Inc

Shane Ziegler
sz.pinnland@gmail.com
(608) 850-5445

Kittleson Landscaping

(608) 437-8845

Movers

United Van Lines Shane Prichard

wiscomoving@gmail.com
(608) 800-2626

Organizing & Downsizing

Renewal by Kate Katie Wagner

klhauch@gmail.com
(608) 556-8918

Painting Interior/Exterior

360 Painting

d(920) 282-9889

Royal Painting , LLC Jose Sibaja

royalpainting.madison@gmail.com
(608) 575-8532

Plumbing/HVAC

Dave Jones, Inc Dave Jones

(608) 222-8490

Professional Cleaning

Leticia Tamayo

(608) 695-6576

Professional

Photography/Videography

Whirligig HD Pat Laemmrich

virtualwi@gmail.com
(608) 279-8702

Radon

Zander Solutions Joe Maier

jmaier@zandersolutions.com

Title Company

Preferred Title Kim Rupar

cs@ptitle.com
(608) 271-2020

First American Title Ben Smaglick

bsmaglick@firstam.com
(608) 345-3902

Well/Septic

Eckmayer Inc.

eckmayer@frontier.com
(608) 837-5297

CHARLIE WILLS TEAM REAL ESTATE PARTNERS

WWW.CHARLIEWILLSTEAM.FIRSTWEBER.COM

BUSINESS HOURS

MONDAY-FRIDAY: 8:30AM-6:00PM

CALL, TEXT, OR EMAIL US ANY TIME.

CHARLIE@CHARIEWILLS.TEAM

608-220-3282

BOOK A TIME HERE:



5609 MEICAL CIR, SUITE 202
MADISON, WI 53719



Charlie Wills Team
Real Estate Partners

A red graphic of a house roof with a chimney, positioned above the text.
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