

Property
Guys

Acquire. Maintain. Manage.

End-to-end
property and tenant
management service.

Tenants. Maintenance. Payments. Coordination.

Property management is not passive.

We focus on whole unit, long-term rentals.
Where consistency, control, and proper
management matter.

Handled properly without you needing to
manage it.



What We Manage



Unit Listing & Viewings

Your unit is marketed, enquiries managed, and viewings arranged through our agent network.

Tenant Management

We act as the primary point of contact, handling tenant communication and issues.

Rent Collection & Tracking

Rent is monitored, collected, and tracked through a structured system.

Tenant Move-Out Inspection

A proper inspection at the end of each tenancy. Covering condition, inventory, and handover.

Maintenance & Repair

Coordinated end-to-end, from minor fixes to major works with trusted vendors.

Tenancy Renewal

Renewals, negotiations, and documentation handled seamlessly.



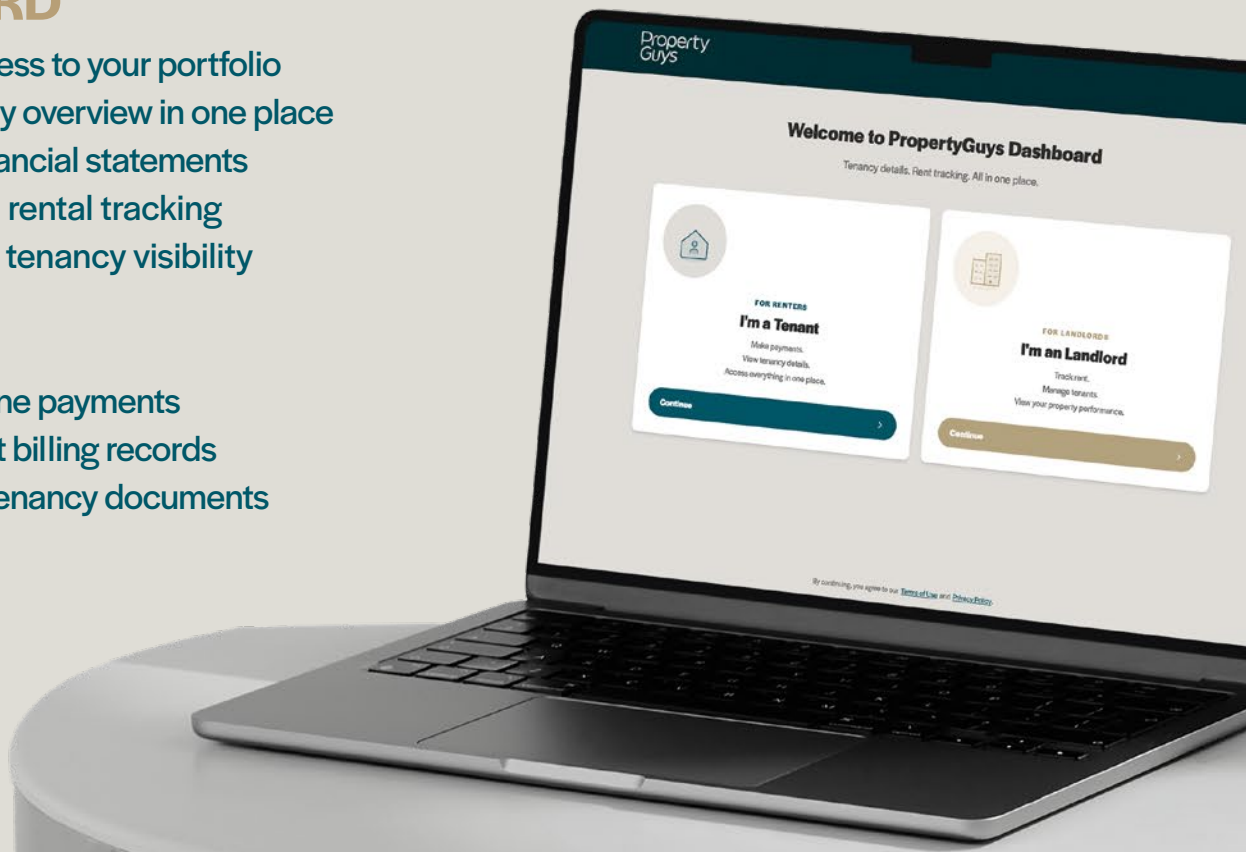
Tenancy Management Dashboard

LANDLORD

- Secure access to your portfolio
- Full property overview in one place
- Monthly financial statements
- Automated rental tracking
- Tenant and tenancy visibility

TENANT

- Secure online payments
- Transparent billing records
- Access to tenancy documents



Smart IoT System

Structured Rent, Secure Access.

Required to fully enable the management system.



SMART METER

- Built for rent control and payment discipline.
- Reducing delays and removing the need for manual chasing.

SMART LOCK

- Keyless, controlled access.
- Remote access management.
- Activity tracking for visibility.

Subscription

Standard

RM
per month **199**

Premium

15%
of monthly rental,
per month

What's Included

Standard

RM199 per month

Premium

15% per month

Smart IoT*

*Compulsory to fully enjoy all the benefits of our services and activate the PropertyGuys Dashboard.

Smart Meter	RM599	RM599
Smart Meter Installation	RM350	RM350
Smart Lock	RM1,299	RM1,299
Smart Lock Installation	RM250	RM250

Services

Dashboard Access	✓	✓
Advertising & Viewing Of Unit	✓	✓
Finding New Tenants* / Existing Tenancy Renewal**	✓ * subject to agent commission ** subject to renewal fee	✓ * subject to agent commission ** subject to renewal fee
Tenant Management	✓	✓
Rental Reminders To Tenant	✓	✓
Monthly Rent Collection On Behalf Of Landlord	✓	✓
Monthly Financial Statement	✓	✓
Tenant Move-Out Inspection (Defect Checking + Inventory Checking)	RM450 per engagement	✓

Note: Selected services are subject to 8% SST.

For every successful rental, it is subject to agent commission by our panel agent.

Additional charges may apply for certain services, including maintenance coordination and inspections outside business hours.

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Standard

RM
per month **199**

Premium

15%
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per month

What's Included	Standard RM199 per month	Premium 15% per month
Restaging Of Unit	RM250 per engagement	✓
Coordination With Management Office / With Third-Party Vendor(S)	RM400 per engagement RM600 per 1 year tenancy	✓
Utilities / Bill Monitoring (Electricity, Water, Sewerage)	RM900 per 1 year tenancy	✓
Bill Payment (Quit Rent, Maintenance Fee, Sinking Fund, Tax Assessment On Monthly Basis)	RM600 per 1 year tenancy	✓
Emergency Site Visit	RM350	✓
Mail Collection (Quarterly Basis)	RM500 per 1 year tenancy	✓
Renewal / Cancellation Of Fire Insurance	RM250	✓
Inventory Checking	RM350	✓
On-Site Maintenance Inspection (Issues Like Plumbing, Wiring, Electrical Appliances Etc.)	RM150 per engagement + repair cost	✓ + repair cost
Unit Inspection	RM200 per engagement + repair cost	✓ + repair cost
Eviction / Site Visit (Process Following PropertyGuys Standard Operating Procedures With Update & Full Report)	RM750 + cost incurred	✓ + cost incurred

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Notes:

1. Additional charge of RM 200 will apply on weekends or Public Holiday for any inspection related jobs.
2. Weekend job requests are only intended for emergency cases (pipe burst, electricity trip etc). Extra costs may incur and subject to availability.

Operational hours:

Mon-Fri, 10am-6pm

Let us handle your property.
Speak to our team to get started.

Jane +6016 959 9005.

