

Summer 2011



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Social Butterflies



Hampton & Hampton is expanding its wings and technology platform and introducing our Hampton & Hampton Fan Page & Twitter handle with tons of ideas, sharing of knowledge & where people are able to make connections with a variety of networks.

Our new Fan Page & Twitter account will enable us to send out notifications during special events, holidays, when our office may be closed, or even in the event of a crisis.

We have also invested in a new web site and this should be active by June 1st. The site already looks incredible & will have some exciting new features; Hampton & Hampton Trivia, Informative YouTube Videos, On Going Blogs, The new site will also be easily viewed from your mobile phone and does not contain flash. The site is inviting and easy to use!

For the convenience of our owners and tenants we have now implemented DocuSign. DocuSign is the leading provider of electronic signatures for legal and online document signing. We are now able to send all of our management and lease agreements via the internet and have them signed on line or in our conference room. This also falls in line with our adoption of going green 2 years ago.

Remember to "Like Us" on Facebook and "Follow Us" on Twitter. See you on the web!

Kim Meredith-Hampton, PMN
Broker-Owner



Hampton & Hampton Management



@Leasingorlando



MANAGEMENT TEAM CONTACT NUMBERS

Office Line

407-253-9324

- Scott Hampton** X230
Broker/Owner
- Kim Meredith-Hampton** X240
Broker/Owner
- Andrea Thurman** X260
Operations Manager
- Sara Siegel** X229
Dir. Of Business Development
- Debby Lisella** X258
Property Manager
- Kim Cochran** X221
Property Manager
- Carolyn Small** X226
Property Manager
- Sylvia Pletka** X223
Property Manager
- Leina Justiniano** X232
Bookkeeper
- Sandy Lewis** X235
Asst. Property Manager for Team Hampton
- Rose Jerelds** X233
Admin. Assistant
- Ashley Faulkner** X225
Admin. Assistant to Kim Cochran
- Kelli Connell** X234
Property Manager
- Dan Franklin** X270
Property Manager
- Keith Kalm** X257
Property Manager
- Trudi Carabio** X236
Property Manager

Get to Know Us

Kim Cochran



Property Manager

Tell us a little bit about yourself and your family? I come from a small family and was raised mostly in Kansas with my brother and parents on a 500 acre farm. I have an amazing son, Phillip, who is 17. I also live near my brother and two nieces in Orlando.

Where did you go to school? I went to Manhattan High School. No, not New York...Kansas..but it's fun to tease people for a bit before giving them a state and hearing their Toto jokes. I started at Kansas State University when I was in High School and Community College for a bit in Takoma Park, MD while I was enjoying DC.

What brought you to Hampton & Hampton? I came to Hampton & Hampton after making the decision to leave the Corporate World in my position of Inventory Manager at Circuit City Stores in Richmond, VA and deciding to move closer to family. I quickly saw Real Estate as a great area of opportunity and set my goals on becoming a Property Manager.

What do you like to do for fun? I love to head to the beach, travel, read, work on my Spanish, run 5ks for causes with my running partner, my brother, watch football (GO EAGLES and KState Wildcats), have a girls movie night with my nieces or catch a Magic Game and commit random acts of kindness.

What is something that few people would ever know about you? Piloted, took off and landed an airplane at 14 for Aviation Class with a co-pilot.

MEET OUR MANAGEMENT TEAM



Kim Cochrane - Property Manager Kim relocated to Orlando from Virginia to be near her family. She is originally from Kansas and attended Kansas State University. Kim has a son and loves to travel. She's been involved in raising money to benefit several organizations and causes such as childhood cancer and MS. In Kim's free time, she likes to run, go to the driving range, ride roller coasters and watch football.



Andrea Thurman - Operations Manager Andrea is originally from northern Louisiana. She received her Bachelor of Science degree in accounting from Grambling State University. May of 1993, she relocated to Florida where she met her husband. They have two beautiful daughters Destini and Savanna. Entering the Real Estate industry in 1996 as a property management assistant, Andrea takes much pride in her work.



Sylvia Pletka - Property Manager Sylvia has lived in Orlando for the last 25 years. She has been active in Property Management for the last 5 years. Prior to her career in Real Estate & Property Management, she gained management experience as a Director of an International Language School located at the University of Central Florida. Sylvia strives to provide all clients with superior customer service. Sylvia is married and has a son. She enjoys running, exercising, going to the beach, and spending time with family.



Carolyn Small - Property Manager A native of Florida, Carolyn is a wife and mother that enjoys writing poetry, singing and photography, as well as spending quality time with her family. Prior to joining Hampton & Hampton Mgmt & Leasing, Carolyn gained an abundance of industry experience through her positions in general real estate sales. She also worked in the accounting field with a fortune 500 company as an analyst for 15 years. Carolyn's mission is to exceed customer's expectations; she welcomes the opportunity to make a difference in your property management and leasing experience.



Debby Lisella - Property Manager Debby began her career in Property Management in 1997. In addition to her Master's degree in Business Administration and additional education to receive her Real Estate Broker's license, she has over 18 years of management experience in customer service fields. Debby takes pride in her abilities in thorough organization and responsive communication with her clients. She makes property ownership a pleasure for her clients, by adapting her services to fit the individual owner's wants and needs.



Kelli Connell - Property Manager Kelli is originally from a small town and recently relocated to Orlando looking for a bigger city experience. She received her Bachelor's degree in Business Administration from Flagler College in Tallahassee, FL. In 2005 she began working in property management and has participated in nearly all aspects of the business including owning and managing her personal investment properties. She is a mother of two spoiled dogs and spends her free time traveling extensively, watching FSU football, riding motorcycles and perfecting her Wii skills.



Sandy Lewis - Asst. Property Manager to Team Hampton Sandy is a native of Florida where she relocated with her two daughters to Orlando which they have called home since 1999. She has previous experience in the field of Real Estate and Construction. As Assistant Property Manager, she strives to bring all her knowledge, professionalism and experience to Hampton & Hampton and looks forward to growing and learning with the team.



Leina Justiniano - Bookkeeper Leina has resided in Orlando since 1995. She obtained her Graphics & Web Design degree in 2005. In her leisure time she likes to work on various graphic design projects and is an avid sports fan. In 2008, she began her career in construction and transitioned her way to real estate where she looks forward to bringing her experience and knowhow to the Hampton & Hampton team.



Sara Siegel - Dir. Of Business Development Sara has been in real estate since 1987 in the Orlando area. She served as President of the Orlando Regional Realtor Association in 1999-2000 and has won numerous awards for her service to the industry over the years. She is excited about the new challenge of working for Kim and Scott. They have built a professional service oriented company with an excellent reputation. She grew up in Minnesota where she and her husband owned gourmet cookware stores. Sara enjoys gardening, working out at the gym, reading, and painting in watercolor and acrylics.



Dan Franklin - Property Manager Dan is a Florida native born and raised in Orlando. He graduated from Florida Southern College with a B. S. in Business Management. Dan is a second generation Realtor but has spent most of his career in the window and building industry. He is married with 3 children. In his spare time Dan enjoys surfing, boating and fishing.



Keith Kalm - Property Manager Florida became home in 2001 from Northern California. He is a proud father of a daughter who strives daily to obtain a dream of one day making the gymnastics team at the University of Florida. He is an avid tennis player, golfer and likes being on water anytime, anywhere and one reason he calls Florida home. Keith enjoys helping families find homes by providing prompt professional service.

Meet Our Management Team Cont.



Trudi Carabio - Property Manager Trudi is originally from Topeka, Kansas. She received her Associate of Arts degree in legal assisting from Washburn University of Topeka. She began her career in property management in Lawrence, Kansas in 1999. In the spring of 2004, she relocated to Houston, Texas where she met her husband. In 2005 she resigned her position to focus on starting a family and relocating for her husband's job. After two children and six relocations in four years, they finally settled in Orlando in April 2009. In 2010 she obtained her Florida real estate sales associate license and has eagerly re-entered the Property Management field. She joined Hampton & Hampton in January 2011.

Q & A (Found on Florida Realtors Legal Center)

LANDLORD/TENANT: Prospective tenants are interested in leasing a property but have concerns about whether or not it may be going into foreclosure. Similarly the prospective tenants are uncertain how a potential foreclosure could impact their rights under their lease.

The Federal Protecting Tenants Foreclosure Act of 2009 applies to all foreclosures of residential property after May 20, 2009. This law provides that bona fide tenants who entered into a lease agreement before the foreclosure case was filed are entitled to stay in their home until the end of their lease term. All bona fide tenants, including those with oral leases, month-to-month tenancies or lease agreements they entered into after a foreclosure case was filed are entitled to at least a 90 days' notice before they may be evicted from the property.

If subsequent purchasers of the property of the foreclosure choose to use as their primary residence, they may terminate a lease agreement early. The new owners however, must still provide the tenants with the 90 days notice. These provisions expire on December 31, 2012.

ATTORNEY PREPARED LEASES

Our law firm is on top of all Landlord/Tenant law changes and are able to incorporate them into the lease immediately to help protect our owner from liability. The Florida Supreme Court requires that all leases be prepared by an attorney, therefore this ensures that our owners are in compliance. The cost for the attorney to prepare each lease is only \$35.00, and will be deducted from the first month's rent or renewal month (whichever applies).

APPFOLIO OWNER ACCESS PORTAL

With the Owners Portal you will have the ability to access current and historical Owner Packets and download these reports on demand in PDF format. This gives you anytime, anywhere access to the same Owner Packets you receive on a monthly basis.

Follow these steps to access the Owners Portal:

1. Open an internet browser and go to: <https://hampton.appfolio.com/portal>
 2. Enter your email address and click Send Access Email
 3. Go to your email program and click the link in the email you receive from us
- When you click the link, you'll be signed into your secure Owners Portal and have access to your reports.



ADVERTISING

We are always reaching out to expand our advertising so that we can get through to as many rental prospects as possible. Our monthly advertising now includes;

Rentals.com
Rentalhouses.com
Realtor.com
Base.google.com
Oodle.com
Vast.com
Craigslist.com
LeasingOrlando.com

MLS (Multiple Listing Service)
Signage (where permitted)
RentalHomePros.com
MyNewPlace.com
Tenants.com
HotPads.com

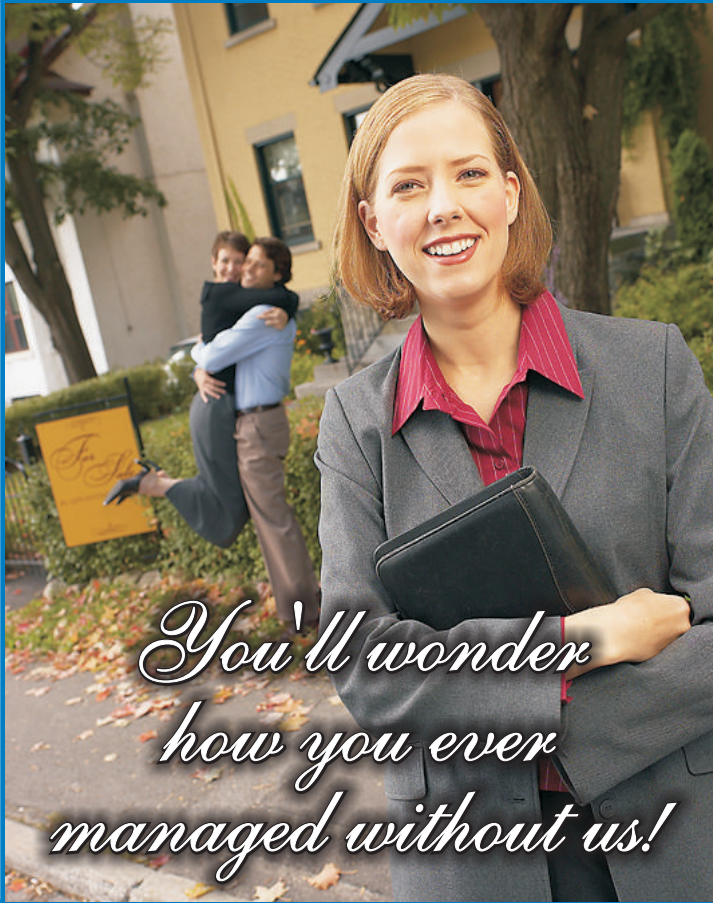
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*You'll wonder
how you ever
managed without us!*

Our Mission Statement

Being recognized as the top Property Management firm in the Orlando marketplace, while striving to build long term relationships and strong customer satisfaction with our owners and residents. We believe, that by working together as a team, providing a professional working environment, first class tools and technology, Hampton & Hampton will continue to be the leader in the Orlando Property Management market.

CHECK OUT OUR WEBSITE:

www.LeasingOrlando.com


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