



Company History

Condo 1, Inc. was founded in 1993 to serve condominium owners, purchasers and renters. With most real estate agents focusing on single-family homes, the need for condominium specialists was acute. We built our business around the unique characteristics of condominium and townhouse communities and strive to bring unequaled knowledge and professionalism in our service to these communities.

Since our founding, Condo 1 has built a strong following among condominium owners in Arlington, Alexandria, Falls Church, and other areas of Northern Virginia. We have also become the most active real estate brokerage firm in several townhome communities.

In addition, our property management division has grown from managing individual units to small commercial and mixed-use projects. Condo 1 began franchising in 2008 and our number of independent affiliates continues to grow.



Thomas K. Meyer

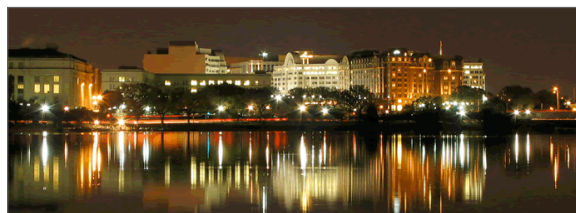
Thomas Meyer is the President and Founder of Condo 1, and is a licensed real estate broker who has specialized in condominium and townhouse properties since 1988.

Tom is a member and past Chairman of the Northern Virginia Association of Realtors Political Action Committee and now serves on the same committee for the entire State of Virginia.



Hiring a Professional Property Manager will help to answer these questions:

1. What is the proper procedure for filing a notice to pay rent?
2. What notices can permissibly be served to a tenant under the terms of a lease?
3. What important legislation is looming on the horizon regarding debt collection?
4. By law, what is the maximum security deposit you can collect in Virginia?
5. What rights do you have (or not have) regarding pets on your property?
6. What amenities are included (or not included) with your property?
7. What are the latest fair credit reporting rules and requirements?
8. What are the Federal and/or State laws that govern fair housing?
9. What questions are you NOT allowed to ask on an application?
10. What laws apply to abandoned personal property left behind by a tenant?



The Experts in Sales and Leasing for Condominiums and Townhouses in Northern Virginia



CONDO 1

Property Management Division

Condo 1, Inc.

3240 Wilson Blvd.

Suite #120

Arlington, VA 22201

Phone: (703) 228-9007

Fax: (703) 228-9077

www.condo1.com



Condo 1, Inc. Property Management

Meet the Team



Lynn Kern

Condo 1 of Arlington. Lynn has been a resident of Arlington for many years. She joined our company in March 2004. Specializing in the Rosslyn-Clarendon-Ballston corridor, Lynn does sales, leasing and property management for Condo 1.

Email: lynn@condo1.com
Phone: (703) 228-9007 ext. 203
Mobile: (703) 298-6374



Alexandra Earnshaw

Condo 1 of Arlington. Alexandra joined in June 2009 after graduating The Kenan-Flagler Business School at the University of North Carolina at Chapel Hill. Alexandra received her real estate license in North Carolina while in school, and got her Virginia license upon moving to the area.

Email: alexandra@condo1.com
Phone: (703) 228-9007 ext. 206
Mobile: (202) 560-4470

Meet Our Affiliates



Carlos Gonzales

Condo 1 of Falls Church. Carlos is the principal broker of Condo 1 of Falls Church. He has lived in Arlington and Falls Church for over 30 years, working in real estate for the past 23 years. Carlos' fluency in Spanish allows him to serve an important segment of our community.

Email: carlos@condo1.com
Phone: (703) 578-3800 ext. 205
Mobile: (703) 200-7830



Will Nesbitt

Condo 1 Alexandria. Will is the principal broker of Condo 1 Alexandria. He has exceptional real estate knowledge of the Alexandria area by being involved in real estate management, sales and investments for more than twenty years.

Email: will@nesbittontheweb.com
Phone: (703) 765-0300
Mobile: (571) 237-7902

About Our Services

Our property management division handles leasing and property management for hundreds of Northern Virginia homeowners.



Leasing Services:

- Establishing fair market rental value
- All advertising-- including but not limited to Washington Post, Washington Times, www.condo1.com and additional Internet sites
- Open houses as appropriate
- Prospective tenant credit screening
- Tenant reference checking (i.e. previous landlord, employment)
- Lease preparation
- Initial rent collection and security deposit
- Coordination of move-in

Property Management Services:

- Collection of monthly rent
- Pursuit of delinquent accounts (if/when necessary) through dunning and eviction
- Payment of all owner expenses - e.g. condo fees, real estate taxes, mortgage payments, maintenance
- Monthly email income and expense statements
- Annual income/expense summary with tax reporting documentation
- Coordination of necessary maintenance
- Regular property inspections
- Coordination of unit reconditioning between tenants (e.g. painting, cleaning, etc.)
- Virginia Landlord Tenant Act expertise