

# Top Five Reasons to Lease Your Next Home from Joel Ward Homes



**Reason #1: Convenient, Popular Neighborhoods.** Each of our homes is located in one of Champaign's finer neighborhoods—close to the University of Illinois, places of employment, retail shopping and local schools. Our owner, Joel Ward, makes it a point to acquire homes located in neighborhoods where he and his family would be comfortable living themselves.



**Reason #2: Homes in great condition.** We strive to continually maintain and improve each of our homes. From professional cleaning prior to your occupancy to semi-annual furnace and air conditioner maintenance (at our expense), you benefit from our goal of keeping our properties in excellent condition.



**Reason #3: Family-owned Business.** Joel Ward Homes is a family-owned real estate brokerage and leasing company. Unlike larger rental management companies, we only manage homes which we own. This means that we can act more quickly to make and implement maintenance and improvement decisions. Personalized care and attention is given to each of our homes because we own them.



**Reason #4: Experience.** We have been leasing residential rental property in Champaign-Urbana for over 20 years. During this time, we are proud to have earned an excellent reputation in the community for providing good service, quality housing, and competitive rates.



**Reason #5: We are professionals.** Some rental homes available in our area are owned by private individuals who are not real estate professionals. Though many are well-meaning, most do not have the knowledge, experience or resources to provide the services you deserve as a tenant. We are professional REALTORS—licensed brokers or salespeople. As an added benefit, when you are ready to stop leasing and purchase your own home, we are here to help you transition from “tenant to homeowner.”



**JOEL WARD HOMES**