



If You Decide Not To **Lease** It Yourself Here's How I Structure Tenant Placement.

STRUCTURED TENANT PLACEMENT

The Weil Collective | Real Broker, LLC



ABOUT CHRIS

Chris Weil

Founder, The Weil Collective

Speaks English and Spanish

Many property owners successfully lease their properties on their own.

If that's been your experience, that's great.

However, when the process becomes more time-consuming, inconsistent, or legally unclear, structure matters.

This is tenant placement, not property management.

My role is structured tenant placement.

Before a property goes live, we define:

- Rental positioning
- Written screening standards
- Showing structure
- Controlled applicant review

Most rental challenges aren't about demand. They're about structure.

Clear structure reduces vacancy, protects your time, and limits unnecessary risk.

"San Diego Lease Representation, Handled Simply."

— AT A GLANCE

Chris Weil

The Weil Collective | Real Broker, LLC

5.0

STAR RATING

Zillow

44

REVIEWS

on Zillow

10+

YEARS EXPERIENCE

San Diego market

Structured

PLACEMENT SYSTEM

process-driven

Local

SAN DIEGO NATIVE

born & raised

100%

PERFORMANCE-BASED

paid on results

“It matters who you work with.”

— MY PROMISE

If I Step In

Here's What You Can Expect

1. Clear rental pricing guidance based on current market data and comparable properties in your area.
2. Written screening criteria established before marketing. Credit, income, rental history, and asset thresholds defined upfront.
3. Structured showing windows instead of random tours, with controlled access and coordinated scheduling.
4. Qualified applicant review presented clearly and professionally for your decision.
5. Lease coordination through execution. Lease signing, first month's rent, and security deposit facilitated.
6. Professional photography included. Your property is presented at the same standard as a sale listing.
7. All tenant inquiries coordinated on your behalf, reducing daily interruptions.
8. Required disclosures prepared and handled properly.
9. No property management contracts. No long-term obligations.
10. Compensation earned only upon executed lease.

Structured Tenant Placement

A clear, step-by-step process from listing to lease execution.

- 1

Lease Listing Agreement Signed

We formalize the engagement with a clear, straightforward agreement.
- 2

Professional Photography

Your property is photographed at the same standard as a sale listing. Quality presentation attracts higher-caliber tenants and reduces time on market.
- 3

Market Launch & Exposure

Listed on the MLS and Zillow Rental Manager, with strategic pricing and targeted marketing to maximize qualified applicant flow.
- 4

Structured Showing Window

Showings are organized into controlled windows, not random walk-throughs. All scheduling, inquiries, and access coordination handled on your behalf.
- 5

Application & Qualification Phase

Applicants are reviewed against written screening standards, and key factors are summarized clearly for your review.
- 6

Qualified Applicant Presentation

Qualified applicant summaries are presented clearly for your review based on written screening standards. You make the final decision. All applicant review is handled using written criteria and in compliance with Fair Housing guidelines.
- 7

Lease Execution

We prepare the lease, handle required disclosures, and coordinate signing. Everything is done properly and documented.
- 8

Transaction Complete

First month's rent and security deposit facilitated. Keys handed over. You have a qualified tenant in place with a clean, documented process behind it.

COMPENSATION STRUCTURE

Tenant placement is a one-time fee equal to 100% of the first month's rent.

Compensation is earned only upon successful lease execution.

If we don't place a tenant, you don't pay.

What Happens Next?

If you're able to lease the property smoothly on your own, that's great.

If at any point you decide you prefer not to handle the process yourself, I'm happy to have a brief conversation to see if structured placement makes sense.

If it does, we move forward with a clear plan.

If not, you'll still walk away with clarity.



San Diego Lease Representation, Handled Simply.

Clear structure, professional placement, and calm execution.

Chris Weil

Real Estate Advisor | DRE #01980635

PHONE

(619) 980-3356

EMAIL

chris@theweilcollective.com

theweilcollective.com