



ABOUT US

SmartEgg is founded and owned by Abigail Lipson, a licensed Texas Realtor® in property management since 2006. Abigail owns several rental properties that are managed by SmartEgg. She is passionate about investing in real estate and knows from personal experience what her clients need. Abigail graduated with a BA from Columbia University, summa cum laude and Phi Beta Kappa.

LEASING SERVICES

- Listings posted on MLS, Craigslist, Facebook, NextDoor, our website and syndicated to ~30 sites.
- We accept multiple applications at the same time, allowing us to choose the best possible tenants, and oftentimes achieving higher rent for you as applicants compete to “win” the home.
- Self-showing lockbox with high-level security that allows prospective tenants to view homes 12 hours/day, 7 days/week without the hassle of coordinating with an agent’s limited showing hours.
- High quality professional photos & commissions to agents who bring tenants.
- We review listings regularly, run comps weekly and make needed adjustments.
- Extensive applicant review process all handled in-house by our expert staff: credit check, criminal background check, rental history, eviction history, employment verification. Total gross monthly income must be at least 3 times the rent.
- Applicants with pets must fill out a third-party pet application that provides a risk assessment.
- Pet deposit required for pets; vet records required showing up-to-date shots.

PROPERTY MANAGEMENT SERVICES

- Handle tenant relations, including rent collection, questions, compliance, repairs, and more.
- Maintenance coordination team handles repair issues using a specific protocol and provides extensive documentation. We work with your home warranty policy. No markup on repairs.
- Make sure your rental property is brought up to city and state codes.
- Your own online portal access where you can view income and expenses and run reports 24/7.
- Monthly rental statements, and rent disbursements made directly into your bank account.
- Year-end statements and 1099s.

ADDED VALUE

- We offer a security deposit alternative (“cashless deposit”) for qualified tenants through a third party, guaranteeing the full amount of the security deposit if there are damages at move-out. This makes your property more attractive to tenants and allows them to keep more of their money for moving or home expenses, while guaranteeing you the same exact protection as a full cash deposit.
- Renters insurance with specific coverages required before tenants receive keys, including a master policy to ensure your renters are covered at all times, which protects you.
- Mandatory pet screening paid for by applicants. Pet deposit based on risk assessment and scoring results.
- Resident Benefits Package paid for by tenants. Includes renters insurance, monthly drop-ship air filter program, positive credit reporting for on-time rent payments, renter reward program, and many other features!
- We make sure you have the proper insurance coverages.
- We coordinate property tax protests through a third-party partnership offering us a discount rate.
- Option to add smart home features, such as keyless entry, remote-controlled thermostats and more.
- Monthly newsletter informing you about the rental industry, what’s happening in Austin, and more!
- Monthly ePropertyWatch emails providing updated property value, neighborhood activity, etc.
- New tenants receive a welcome basket with tenant guide and swag—at no cost to you!