



Your Trusted Rental Agent Partner

Finding the perfect rental shouldn't be stressful. I'm here to guide you through every step with expertise, transparency, and personalized service.



What We'll Cover Today

1 Exclusive Access to Premium Listings

Verified properties you won't find elsewhere

2 Personalized Search & Expert Guidance

Tailored matching and professional support

3 Market Knowledge & Ongoing Support

Insights that matter and lasting partnership

Access to Exclusive Listings

I provide access to verified, up-to-date rental properties including homes, condos, apartments, and commercial spaces. My extensive network means you'll see premium listings before they hit the public market.

- Pre-market opportunities
- Verified property details
- Scam-free guarantee



Customized Search Strategy

1

Understanding Your Needs

Budget analysis, location preferences, lifestyle requirements, and specific must-haves

2

Targeted Property Matching

Curated selections that align with your goals, saving time and eliminating mismatches

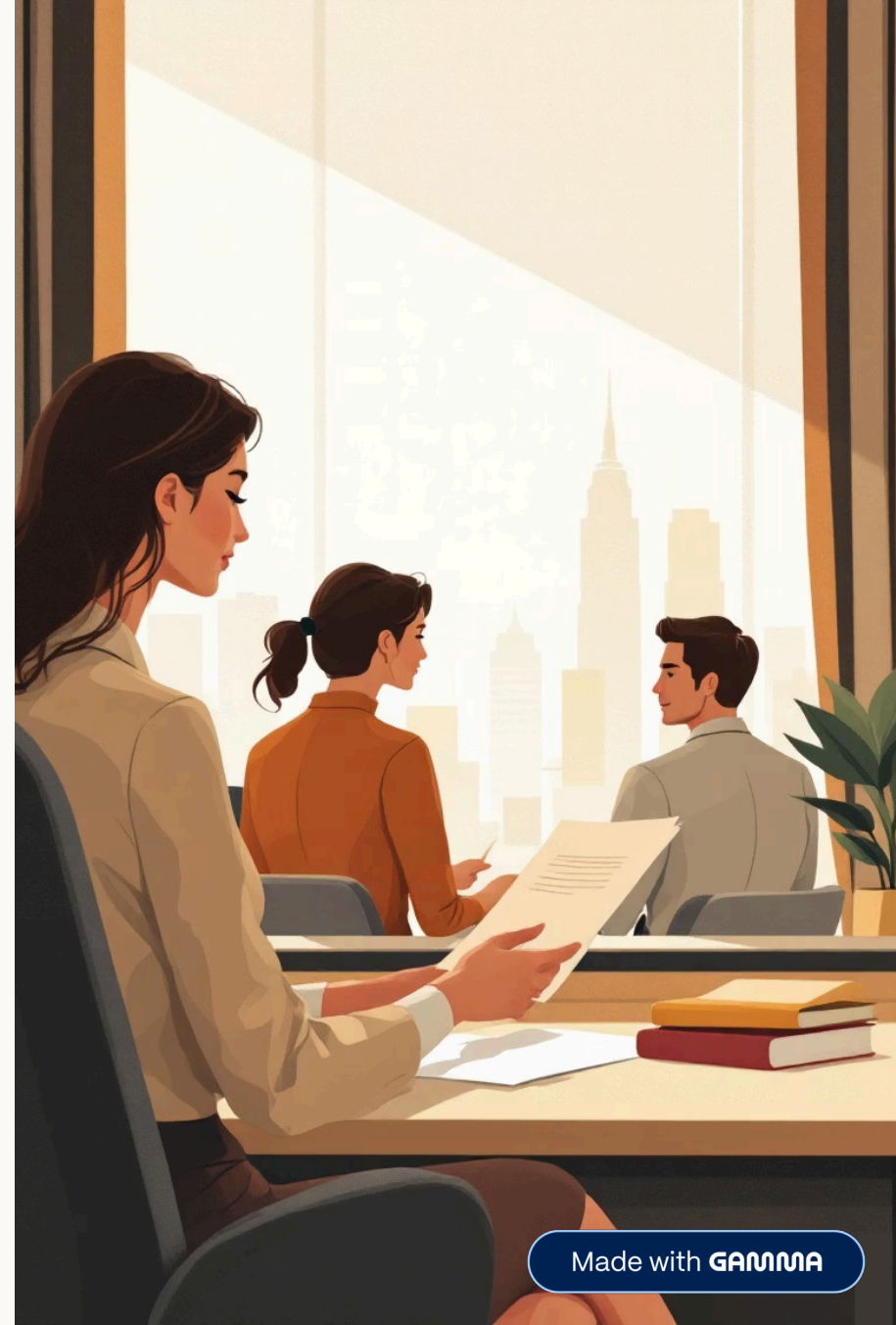
3

Continuous Refinement

Adjusting search criteria based on feedback to find your perfect rental match

Expert Guidance Every Step

From application to move-in, I provide clear explanations of lease terms, help gather required documents, and negotiate favorable conditions including rent, deposits, and move-in dates.



Market Intelligence & Neighborhood Insights



Pricing Trends

Current market rates and future projections to ensure fair rental pricing



Local Amenities

Schools, shopping, dining, and entertainment options in your target neighborhoods



Safety & Community

Crime statistics, community vibe, and quality of life indicators

Personalized Support & Communication

Your Dedicated Advocate

- Prompt response to all inquiries
- Flexible showing schedules
- 24/7 availability during critical decisions
- Comprehensive question answering



Protecting Your Rights

Fair Housing Compliance

Ensuring landlords follow all discrimination laws and regulations

Lease Regulation Expertise

Verifying terms comply with local and state rental laws

Tenant Rights Education

Clear explanation of your rights and responsibilities

Support Beyond Lease Signing

1

Maintenance Guidance

Help addressing property issues and landlord communication

2

Lease Questions

Ongoing support for understanding lease terms and obligations

3

Future Moves

Continued partnership for lease renewals or future relocations



Ready to Find Your Perfect Rental?

Let's start your search today. With my expertise, exclusive listings, and personalized service, your ideal rental property is within reach.

[Schedule Consultation](#)

[View Available Properties](#)



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Kevin Gioia	613763	kevin@daltonwade.com	954-526-1383
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mahdi Matt Shekari	841146	mattshekari@gmail.com	9723392943
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date