

Good Neighbor Program

Proposed Support from Turn Back the Block

12/16/2015

Rhodes Porter Group

Cynthia Rhodes

601 Broad St, Augusta Ga 30901

706-373-1200

**RHODES
PORTER**

About the Rhodes-Porter Realty Group and What We Do

As technology changes and access to massive amounts of information increases there is a need to translate and make the web information relevant to the individual consumer. We are determined to set a higher standard of service and responsibility to our clients through three focuses of real estate as defined by the National Association of Realtors: REAL ESTATE COUNSELING, REAL ESTATE RESEARCH and REAL ESTATE DEVELOPMENT.

We are in the business of giving customized advice about property and how your purchase or sale decision will affect your goals in the short and long term. Investors and business owners realize the value of expert advice in developing property, improving investments and income. The Rhodes-Porter Realty Group consultants are called when they want answers to real estate questions. We extend our knowledge in every phase of the real estate business to advise about personal and income opportunities and productive uses of different kinds of properties.

We all depend on data provided by research. National Association of Realtors divide research into two main categories — physical and economic. Physical research means studying buildings and structures of all types, especially in terms of the selection and efficient use of construction materials. Economic research consists of determining reliable answers to questions like “How many people hope to buy homes next year?” “What will it cost them to borrow mortgage money?” and “What percentage of the nation’s homes are sub-standard?”

We continue to try to improve our environment and the quality of people’s lives by working with local governments and other civic groups to anticipate their city’s future growth. Using our expertise in the market propose physical changes to accommodate this growth.

About Managing Owner /Broker

Cynthia Rhodes is one of the **top realtors in Augusta, GA and consultant for property owners**. She is known for providing an exclusive and confidential research for leading professionals in residential & light commercial real estate.

Cynthia received **her Bachelor's degree from Augusta State University in Political Science with a special emphasis in Economic Development**. Beginning her success at ASU in Student Government, a Student Ambassador and **worked in the President's office** assisting with the planning and construction of the new campus facilities and University Village.

She then continued to embrace a love for market statistics and economic trends beginning her career in development Cynthia **worked seven years in regional project/strategic management, bidding and contract development EACH averaging over million dollars in project costs** for new home construction, light commercial buildings and Federal government building renovations

Cynthia Rhodes developed reputation for her professional art of buying and selling real estate. Her negotiating strengths and profound industry knowledge of craftsmanship, market dynamics and quantifiable metrics lead to a **successful 11 years in the real estate** industry proving her passion by her individual success she was **chosen to be 1 of 2 real estate coaches in an office of 150 agents**, training realtors in the areas of technology and the art of selling.

After her achievements working **8 years** under the franchise of Keller Williams Realty, **to continue her passion to educate and consult property owners, buyers and investors**, Cynthia **opened brokerage the Rhodes-Porter Realty Group**, a real property consulting firm

- **B.A. Political Science and Economics, Augusta State University**
- **Real Estate licensed in both Georgia and South Carolina**
- **Graduate of the Georgia Academy of Economic Development**
- **Certified Grant Writer**
- **Business League Woman of The Year 2014**
- **JAG20 Young Alumni 2015**

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Post Purchase Course topics

- Maintaining your budget
- Property Tax disputes
- Fair Housing after closing
- How to read your mortgage statement, refinance, and Equity
- Foreclosure Prevention and Loan re-modification
- What is a lien
- Home Maintenance
 - Individual topics
- DIY or Call a professional
- Logging your annual home maintenance
- Selling your Home
- Pest Control
- Appliances and the water heater
- Energy Efficiency, HVAC and Weather stripping
- Tax Time and Your home
- Insurance Claims and Damages
- Evaluating your Insurance Coverage
- Homeowner Associations and Covenants
- Being a good neighbor
- Renters are stakeholders too
- Discrimination in the neighborhood
- Is it legal? Condemnation, Eminent Domain and Easements
- Next Home Series
 - Second Home
 - Rental Property

About the Good Neighbor Program

Monthly Course Agenda

Budget and Credit

Mortgage/Rent/Refinance

Avoiding Foreclosure

Caring For Your Home

Repairs and Maintenance

Legal , Taxes, Insurance

Homestead exemption

Property Tax

Insurance Coverage

Good Neighbor and Stakeholder

Neighborhood Association rules

How does your Neighbor effect your home



Schedule of Items To Be Inspected

ITEM	REQUIREMENTS
Ceilings	Free of severe bulging, large cracks and holes or loose falling materials
Walls	Free of severe bulging, large cracks and holes or loose falling materials
Floors	Free of large cracks and holes, warped floorboards and covering causing trip hazards
Windows	Every window is to be in good condition possessing screens free of slits and holes able to close and keep out weather and free of cracked and broken window panes
Paint	No peeling or chipping paint
Locks	Good working condition for doors and windows
Doors	Free of peeling, sticking, large cracks and holes Screens on patio doors
Roofs, Gutters & Downspouts	No evidence of leaking, free of large cracks and holes and properly attached to the building
Stairs (Interior)	Handrails properly secured and steps free of trip hazards
Attic Stairway	Handrails properly secured, steps free of trip hazards and "Batt" insulation installed in step cavities
Steps (Exterior)	Handrails properly installed (three steps or more) or secured. Steps are to be free of trip hazards
Handrails	Evidence of properly installed handrails for porches, balconies or decks 30" above the ground
Foundation	No evidence of leaking
Sewage	No evidence of leaking and properly connected to public or private sewage disposal system
Chimneys	No evidence of cracks, defects, leaning or missing bricks
Electric	Connected, operational and in good condition no evidence of frayed or faulty wiring, every receptacle or switch is to be fully operable. "GFI" outlets are to be fully operable and installed in interior wet areas (Kitchens & Bathrooms) and exterior wall areas

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Plumbing	Pipes in good condition no evidence of leaking. No serious rusting around drains, faucets and pipes. Operable water fixtures, faucets, drains, toilets, showers and tubs (Kitchens, bathrooms, exterior hose bibs, etc.)
Cooling Systems	Connected, operational and in good condition, no evidence of leaking or malfunctions
Heating System	Connected, operational and in good condition, no evidence of leaking or malfunctions
Water Heater	Connected, operational and in good condition, no evidence of leaking or malfunctions
Exterior Lights	Connected, operational and in good condition
Smoke Detectors	Connected, operational and in good condition
Garbage, Vegetation, Rodents	No large piles of trash, vegetation, rodent and insect infestation which can pose a threat to the building and inhabitants
Bathroom - Tub/Shower Areas	Tub/Shower operable w/ hot and cold running water, no loose or crack tiles.
Bathroom - Medicine Cabinet & Mirrors	Medicine cabinet installed properly, no rust or cracked or broken glass. Mirrors no evidence of cracks, or broken glass
Appliances	Stove, oven and refrigerator in good working condition. If appliance are not present letter must be submitted indicating delivery date
Pollution	No evidence of carbon monoxide, sewer gas, etc.

Rhodes Porter Things to Accomplish:

Video Blog

- Interviewing "Quality." Companies, Non-Profits and Services
- Historic Society (Then and Now -What's the difference)
- New Construction (behind the walls)
- First Time Buyers
- Investors
- Home Staging
- Neighborhood Market Watch

Sponsor three Big Events

- Launch Party
- MidYear
- Christmas

Work with Non-Profit Charities

- GA Dept of Community Affairs -Advocacy Home Owners/Buyers/Renters
- Alzheimer Association
- Breast Cancer Association
- Wounded Veterans - Young Men w/ War Trauma PTSD
- Abused Women and Children (mental abuse)
- Business League
- Single Mom Advocacy
- Fatherhood Program

Children Series

- Engineering is Elementary
- Pet Care
- Agriculture
- Quality. Living Healthy Eating well