

East Bay Property Management — Local Experts Since 2005



Property Management Services in:

[Berkeley](#) - [Emeryville](#) - [Oakland](#) - [Richmond](#)

The East Bay isn't one market. It's a dozen cities with a dozen different rule sets — and the difference between Oakland's RAP registration deadline and Berkeley's Rent Board filing, or Richmond's allowable increase and Albany's tenant protections, can mean the difference between a smooth operation and a \$1,000 fine you didn't see coming.

At All East Bay Properties, we've managed residential rentals across the East Bay since 2005. 600+ units. 20+ years. Every jurisdiction we serve — from Emeryville to Hercules, Oakland to

Alameda — managed by a team that actually lives and owns property here.

[Get Your Free Rental Analysis →](#)

Full-Service Management Across the East Bay

□ Tenant Placement

We market on 30+ platforms and use LISA, our AI leasing agent, to respond to prospects 24/7. Every applicant goes through Fair Housing-compliant screening — employment, rental history, credit. Our average time to a signed lease is 25–30 days.

□ Rent Collection & Accounting

Online payments through AppFolio, with ACH deposits to your account within 7 days of collection. Monthly owner statements, year-to-date cash flow reports, and 24/7 access to your owner portal. Automation dramatically reduces delinquencies.

□ Maintenance Coordination

24/7 bilingual response in English and Spanish. We work with a vetted network of licensed local vendors and never mark up repair costs — you're billed exactly what we're charged. Owner approval required for anything over \$300.

□ Local Compliance

Oakland RAP registration, Berkeley Rent Board filings, Richmond rent control, AB 1482 rent caps, Fair Housing, security deposit law — we track every East Bay jurisdiction we manage in and flag changes before they become violations.

□ Lease Management

Lease templates updated for 2026 California law changes. We handle proper notice delivery, coordinate renewals, and manage rent increases within allowable limits — minimizing

vacancy gaps between tenancies.

Eviction Management

Rare with our screening process, but handled correctly when necessary. We manage Just Cause documentation, proper notice service, and court representation. Getting this wrong is expensive — we don’t get it wrong.

Owner Reporting

Inspection reports, maintenance records, financial statements, and shared documents — all in your AppFolio owner portal, accessible on any device at any time. Nothing falls through the cracks.

[Schedule a Free Consultation →](#)

East Bay by the Numbers

600+ residential units	managed across Alameda and Contra Costa Counties
95%+ occupancy rate	average 25-30 days to fill a vacancy
6-8% management fee	no setup fees, no cancellation fees, no maintenance markups
20+ years	in East Bay rental markets — through every law change, every market cycle

Emeryville · Oakland · Berkeley · Albany · El Cerrito · Richmond · Pinole · Alameda · Hercules · and beyond

Every City. One Team.

Alameda County and Contra Costa County each contain cities with their own rent control ordinances, registration deadlines, and tenant protection rules — layered on top of California state law that itself changes every year. Oakland requires annual RAP registration by March 1 and a separate business license renewal. Berkeley's Rent Board has its own filing calendar and requires landlords to pay annual interest on security deposits. Richmond, El Cerrito, and other East Bay cities each add their own requirements on top.

Keeping all of it straight across multiple properties in multiple cities is genuinely difficult — even for experienced landlords. It's what we do every day.

Our team manages compliance across every jurisdiction we serve. We file every required registration, keep your leases and notices current, and flag changes before they become violations. And because our principals own rental properties in the East Bay themselves, we're navigating the same rules alongside you — not just advising from the outside.

[Talk to an East Bay Property Manager Today →](#)

Managing in a Specific City?

We have dedicated guides for our most active markets:

- [Property Management in Oakland →](#)
- [Property Management in Berkeley →](#)
- [Property Management in Emeryville →](#)
- [Property Management in Richmond →](#)
- [East Bay Property Management Fees: What You Pay & What's Included →](#)

Trusted East Bay Property Management & Compliance Experts

As experienced East Bay property managers with deep expertise in East Bay property management, we ensure your investment stays fully compliant with all local, state, and federal laws—including [Oakland's Rent Adjustment Ordinance](#), [Berkeley's Measure BB](#), and [California tenant protections](#). Our comprehensive East Bay property management services cover [Oakland](#), [Berkeley](#), [Emeryville](#), [Richmond](#), and the entire surrounding East Bay area.

TIRED OF THE HEADACHES OF MANAGING YOUR RENTAL PROPERTY?

Ready to Let Us Handle the Details?

[**Get Started TODAY!**](#)

Services and fees may vary. Call for description of these services.

Why Choose Our East Bay Property Management Service?

When considering who to trust with your investment property, there's more to consider than just cost! Our property management fees are among the lowest in the region, and you also need a partner you can trust to keep you in compliance with all relevant laws and regulations.

Core Services

- Extensive Online Marketing
- Quality Tenant Screening
- [Online Rent Payments](#)

- Bilingual, [24/7 Maintenance](#) Support
- Easy To [Read Owner Statements](#)
- Automatic Bank Deposits
- Efficient Eviction Filings (if needed)

Our East Bay Property Management Experience

The owners and brokers of All East Bay Properties not only live in the East Bay, but own [rental properties](#) here as well. **Knowing the rental market is our commitment to you.**

Our property managers are trained to assist you with rental pricing, show your property seven days a week, and handle all inquiries and paperwork. **We are experts in East Bay property management and we give each client and property the individual attention that makes us unique.**

Comprehensive East Bay Property Management Solutions

Our full-service property management begins on the start date of your management agreement. We handle every detail of managing your East Bay rental property so you don't have to:

Monthly Operations

- Collect rent monthly and deduct management fee
- Send you check or ACH deposit within 7 days
- 24/7 [secure tenant portal](#) for online rent payments
- Dramatically reduce delinquencies with automation
- Monthly statements and year-to-date cash flow reports
- 24/7 access to your account via [secure owner portal](#)

Maintenance & Repairs

- Handle all complaints and maintenance issues
- Minor maintenance authorization up to \$300
- 24/7 online and call center (English & Spanish)
- Bill tenants for repairs due to their negligence
- Coordinate renovation/cleaning between tenants (unit turns)
- Itemized invoices and work order copies provided

Legal & Administrative Compliance

- Immediate follow-up on late rents and returned checks
- Post legal notices as appropriate
- Coordinate lease renewals and rent increases
- Manage tenant 30-day notices and move-outs
- Handle security deposit returns with proper accounting
- Ensure compliance with all East Bay housing laws and regulations

Property Inspections

We proactively inspect and document your East Bay property condition before and after each tenant to ensure it's "rent ready" for maximum rental income.

Move-Out Process: Complete inspection and allocation of [costs for cleaning or repairs](#) as needed.

Industry Leading Property Management Technology

AppFolio Property Management Platform

We exclusively utilize the AppFolio Property Management Platform to provide the highest possible level of service for your East Bay rental properties. AppFolio is constantly updating and improving the platform to better serve property owners and tenants.

Integrated Features for East Bay Property Management:

- Online applications & comprehensive screening
- Electronic leasing via DocuSign
- Secure online payments
- Inspections and maintenance tracking
- Secure, personalized accounts for owners and tenants

LISA - Our AI Leasing Agent

Revolutionizing the leasing process in the East Bay, LISA (Leasing Intelligence System Assistant) AI Leasing Agent harnesses advanced artificial intelligence to streamline tenant interactions and accelerate placements. LISA is designed to handle inquiries 24/7, providing instant responses to potential renters while ensuring compliance with local regulations and our high standards of service.

Key Capabilities:

- **Automated Inquiry Management:** LISA instantly responds to East Bay rental leads from multiple channels, scheduling showings based on availability and preferences.
- **Smart Qualification:** Uses natural language processing to pre-screen tenants by gathering essential details like income, and credit score, integrating seamlessly with AppFolio for streamlined applicant screening.
- **Applicant Assistance:** Answers questions on topics such as lease terms, pet policies, move-in costs, amenities and more, freeing agent time for actual showings.
- **Lead Nurturing:** Sends automated follow-ups to prospects until they're ready to tour.

By filtering unqualified leads early and delivering pre-screened, motivated prospects to our team, LISA not only fills vacancies faster but also enhances the overall tenant experience from day one, making All East Bay Properties the go-to choice for efficient, tech-forward property management in the East Bay.

East Bay Rental Placement Services

When you engage us as your East Bay property manager to find your new tenants, our phone rings so yours doesn't!

Marketing & Showing

- Advertise on **over 30 popular rental sites**
- Show your property to prospects 7 days a week
- Handle all inquiries and paperwork
- Fair Housing approved lease forms

Tenant Screening Process

- Online application acceptance
- Employment verification
- Rental reference checks
- Complete screening reports from integrated system
- Negotiate terms and obtain your approval

Lease Execution

- Execute lease with approved tenant
- Process all funds through trust accounting

- Deduct placement fee (50% for management clients or 75% for placement only, of one month's rent)
- Coordinate key handover and move-in procedures
- Send you check and lease copy

Property Management Resources for East Bay Landlords

Managing rental property in the East Bay comes with unique legal, financial, and operational challenges. Below are helpful resources covering California rental laws, security deposits, maintenance responsibilities, and best practices for landlords and property owners.

California Rental Laws

- [Thursday Tip: Before You Add Another Camera, Check Where Packages Land](#)
- [How to Stop Package Theft in an Apartment Building: What Actually Works in Older East Bay Buildings](#)
- [Thursday Tip: A Broken Lock Report Isn't Just a Complaint. It's Notice.](#)
- [Landlord Security Duties in California: What You're Liable For \(and What You're Not\)](#)
- [Thursday Tip: Emeryville's Website Still Hasn't Posted This Year's Rent Cap](#)
- [Emeryville Rental Laws 2026: What Landlords Need to Know \(It's Not as Simple as No Rent Control\)](#)
- [Thursday Tip: Richmond's Rent Cap Just Flipped Below Oakland's](#)
- [Richmond Rent Control 2026: What Landlords Must Know About the Richmond Fair Rent Act](#)

- [Thursday Tip: Berkeley's Just Cause Doesn't Wait 12 Months](#)
- [Berkeley Rent Control Compliance Guide 2026: AGA, Registration & Just Cause](#)

Security Deposit Rules

- [Thursday Tip: Before You Switch Managers, Confirm Who's Actually Holding the Deposit](#)
- [Thursday Tip: Your 21-Day Deposit Clock Starts When the Tenant Leaves](#)
- [California's 21-Day Security Deposit Return Law: What Landlords Must Do \(and When\)](#)
- [Thursday Tip: The Photo You Must Take Before Your Cleaning Crew Arrives](#)
- [Move-Out Photos in California: What AB 2801 Requires \(2026\)](#)
- [Thursday Tip: The California Proration Rule That Costs Landlords in Small Claims Court](#)
- [Normal Wear and Tear vs. Damage: The California Landlord's Guide to Security Deposit Deductions \(2026\)](#)
- [The Pre-Move-Out Inspection Protects Your Deposit Claim — But Only If You Offer It](#)
- [California Tenant Move-Out: The Complete Landlord Checklist for 2026](#)
- [Can You Self-Manage and Stay Compliant in the Bay Area in 2026?](#)

Frequently Asked Questions

What services are included?

We handle marketing, tenant screening, rent collection, maintenance, legal compliance, accounting, inspections, and more — complete property management from start to finish.

How much do your property management services cost?

Fees vary depending on the service level and property type, typically between 6% and 8% of monthly rent. Tenant placement is 50% of one month's rent for management clients, or 75% for placement-only.

What areas do you serve?

We manage properties throughout the East Bay — including Emeryville, Oakland, Berkeley, Richmond, El Cerrito, Pinole, Alameda, and nearby communities.

How long does it take to find tenants?

Leasing times vary by market, but we advertise on 30+ sites and use AI automation to respond to prospects instantly, which helps fill vacancies faster.

Do you handle maintenance?

Yes — our team manages maintenance and repairs 24/7 in English and Spanish. We coordinate vendors, bill tenants for damages, and handle most issues quickly.

Do you mark up maintenance costs?

No. We pass through maintenance costs exactly as billed — no added markups.

Are you familiar with local rent control rules?

Absolutely. We stay up to date with Oakland's Rent Adjustment Ordinance, Berkeley's Measure BB, and all California tenant laws.

What technology do you use?

We use AppFolio for online payments, maintenance tracking, applications, and reporting — plus LISA, our AI leasing agent, to pre-screen tenants 24/7.

Do you charge setup or cancellation fees?

No. We don't charge setup fees and allow cancellation with notice — no penalties.

How should I choose a property manager?

Look for experience, transparency, knowledge of local regulations, and strong communication. We've managed over 600 East Bay properties for more than 20 years.

Can you take over existing tenants?

Yes, we can assume management of current leases and tenants seamlessly, including inspections and communication during the transition.

Can I manage remotely, even over-seas?

Yes — a lot of our owners live outside California. You can access everything online: financials, reports, maintenance, and digital signatures.

Do you handle Section 8 or subsidized housing?

Yes. We've managed many Section 8 properties and handle all inspections, rent calculations, and communication with housing authorities.

Is there a minimum contract?

No long-term contracts. Our agreements are month-to-month and can be canceled with 30 days' notice.

Do you provide 1099s and tax reports?

Yes — every January we issue a 1099-MISC and detailed annual income and expense report for your records.

Ready to Get Started with a Professional East Bay Property Manager?

Let us handle the headaches while you enjoy the income from your East Bay investment property.

[Get your FREE Consultation TODAY!](#)

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East Bay Property Management Service Areas

We provide comprehensive East Bay property management services in [Emeryville](#), [Oakland](#), [Berkeley](#), [Richmond](#), El Cerrito, Pinole, Alameda and beyond. Our property managers are experts in local regulations, market conditions, and tenant expectations throughout the East Bay region.

All East Bay Properties was founded on September 1st, 2005 by [Jason Crouch](#), Broker/Owner.