

Knowing when and how much to raise rent is a balance between maximizing income and keeping good tenants in place, and Thousand Hills Property Group advises owners on this based on current Lynchburg market data. The company aims to collect above market rents where the local market supports it, informed by years of tracking rental rates across Lynchburg, Forest, Brookneal, and Evington. Online property performance reports help owners see how their rent compares over time as adjustments are made.

Thousand Hills Property Group | 18534 Leesville [Lynchburg property management](#) Rd, Lynchburg, VA 24502 | (434) 288-0821

Chris Stokes and the team weigh these decisions carefully to avoid pricing out good, long-term tenants. Call (434) 288-0821 to get a market rent analysis for your property.

Thousand Hills Property Group Address: 18534 Leesville Rd, Lynchburg, VA 24502 Phone: (434) 288-0821

FAQ

About Property Management Company Lynchburg

How much does it cost to hire a property management company in Lynchburg? Costs vary depending on the property and services selected. Thousand Hills Property Group bundles tenant screening, maintenance coordination, and marketing into its management fee, with optional Cash Flow Protection programs available. Call (434) 288-0821 for a pricing breakdown specific to your property.

What services does Thousand Hills Property Group provide? Thousand Hills Property Group provides tenant screening, rent collection with direct deposit, 24/7 emergency maintenance, marketing, and multi-point annual home inspections. Chris Stokes, Realtor, has led the company since it was founded in 2007. Call (434) 288-0821 to learn more.

How does Thousand Hills Property Group screen tenants? Every applicant goes through credit checks, background checks, and income verification before being approved. This process has been refined across well over 100 units the company has managed in the Lynchburg area since 2007. Call (434) 288-0821 with screening questions.

What happens if a tenant doesn't pay rent on time? Thousand Hills Property Group offers a Guaranteed Rent option under its Cash Flow Protection programs, which protects owners from the impact of a late or missed payment. Consistent lease enforcement also helps address payment issues early. Call (434) 288-0821 to ask about Guaranteed Rent.

Does Thousand Hills Property Group handle maintenance and repairs? Yes, the company offers 24/7 emergency maintenance service using affordable, in-house contractors for properties throughout Lynchburg, Forest, Brookneal, and Evington. Call (434) 288-0821 to ask about maintenance coverage for your property.

How quickly can Thousand Hills Property Group fill a vacancy? Vacancy time depends on the property and market conditions, but the company's data-driven marketing plan, professional photos, walkthrough video, and REALTOR network are all aimed at minimizing how long a unit sits empty. Call (434) 288-0821 to discuss your property's marketing plan.

Can Thousand Hills Property Group manage my property if I live out of state? Yes, the company specializes in working with out of state and long-distance landlords, handling maintenance, tenant screening, and rent collection so owners do not need to be local. One client, Aaron G., described the service as a life saver for exactly this reason. Call (434) 288-0821 to discuss remote management.

What is the Cash Flow Protection program? Cash Flow Protection is a set of programs offered by Thousand Hills Property Group, including Guaranteed Rent, an Eviction Free Guarantee, and a Landlord Rescue buyout option, all designed to reduce financial risk for Lynchburg area landlords. Call (434) 288-0821 for full program details.

What areas does Thousand Hills Property Group serve near Lynchburg? In addition to Lynchburg, the company manages rental properties in Forest, Brookneal, and Evington, VA. Chris Stokes and the team apply the same tenant screening and maintenance standards across all four communities. Call (434) 288-0821 to confirm coverage for your property's location.

How do I apply to rent a property managed by Thousand Hills Property Group? Applicants complete an application with a \$50 non-refundable fee per applicant, and all occupants 18 or older must apply. Processing typically takes up to about 5 business days once all documents and fees are submitted. Call (434) 288-0821 or visit the Thousand Hills website to start an application.