

## Questions you should ask before hiring a Property Manager

There are many things to consider when hiring a property manager. Below is a list of questions you should ask to improve your odds of hiring the best management company for your property. This will help you compare what you get for the hard earned money you spend.

1. How long have you been managing properties?
2. How many homes do you manage?
3. How many employees do you have?
4. Have you ever had to evict a tenant?
5. Have you ever had a property destroyed?
6. Have you ever had a tenant skip out on rent?
7. As a property manager how do you feel about pets and smoking?
8. Explain your tenant screening process.
9. Will you provide references?
10. What is your average vacancy between tenants?
11. How often do you perform property inspections?
12. What do you check when you perform inspections?
13. How do you document my homes condition?
14. What type of property management software do you use?
15. What type of reports do you provide and when do I get them?
16. How do you handle maintenance issues?
17. Do you have maintenance people and do I have to use your people?
18. How accessible are you to tenants when problems occur?
19. When do you collect rents?
20. When and how do I receive my money?
21. What do you pay for me (mortgage, HOA, pool service, yard service, etc....)?
22. What do you charge?
23. How much of my money do you keep as owners reserves?
24. Do you charge a management fee during vacancy?
25. Do you charge a management fee on uncollected rents?
26. Is there a separate charge for locating the tenant?
27. What percentage do you charge on maintenance issues?
28. Do you give discounts for multiple properties?

Provided by Steve Markley

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