

Property Management Frequently Asked Questions

What does it cost to get started?

We will need two checks: one in the amount of \$100 for the non-refundable set up fee and the other in the amount of \$350 for your reserve fund. We do not charge any fees in between residents or when your property is vacant. We do not get paid unless your property is generating rent.

How do you advertise the property?

The following advertising is free to our owners: A listing on our website with pictures and information including a map link; a listing on Craigslist with water marked pictures to prevent fraud; and a yard sign is placed at the property. You will only pay for the weekly Sunday newspaper ad, which averages approximately \$35 +/- a week, depending on content.

What should I do to have the property ready to rent?

Your property should look the best possible so we can obtain a resident as quickly as possible. The home needs to be clean and the paint needs to be free of marks and chips. The carpet and all flooring (tile or vinyl) must be clean. The yard needs to be in great shape (weed free and all plantings trimmed). Xeriscaping of the yard is the easiest for a resident to maintain.

How do you screen a prospective resident?

We check a prospective resident's credit, income level, rental history and criminal history. They must have good credit to qualify. Affordability will be determined based on a combination of income, credit report account payments and ratings.

Should I allow pets?

We recommend allowing one small dog, as most people that rent a house are doing so because they have a pet. We do not allow aggressive breeds or large dogs. Experience has taught us that by not allowing a small pet, it can lengthen the vacancy time. However, ultimately it is your decision.

What is the average time it takes to rent a home?

If your home is appropriately priced and looks its best, it should not take long. The condition of your home is very important to shorten the vacancy time. It is a little slower during the Christmas/New Year holiday time, although we have rented many properties during that time also. We work diligently to rent your property as quickly as possible because we do not get paid unless it is!