



# Why You Need a Professional Property Manager

## The Benefits

### Saving you Time & Money

- You don't have to hire someone to clean, paint, or make repairs.
- You don't have to advertise, take rental calls, and show the property.
- You don't have to screen applications and be apprehensive about whom to pick.
- You don't have to execute a rental agreement, worry about adding addendums, fill out the move-in inspection report, and deposit money.
- You don't have tenants calling at all hours of the day and night.
- You don't have to confront tenants on tough issues like collecting rent or taking better care of the property.
- You don't have to collect NSF checks.
- You don't have to serve legal notices or start an eviction.
- You don't have to schedule and fill out the move-out inspection report.
- You don't have to mail the tenant's accounting report and refund check.
- You don't have to start the process all over again.

With a professional property manager, you don't have to worry about the property or be shocked by its condition. We are dedicated to selecting quality tenants and keeping your investment in good repair with minimal cost. We want your real estate investment to be a success, not a failure. Oh and...one last benefit - your leasing and management fees are usually a tax deduction.

## The Difference

### Between a landlord and professional property manager

- Do you know all of the landlord/tenant laws for your city, state, and federal government?
- Do you know rent values, vacancy factors, and time on the market in your area?
- Do you have a rental application and consistent screening policies that meet all of your legal obligations?
- Do you take the time to perform thorough move-in/move-out written inspections and routine property inspections?
- Do you personally know reputable painters, electricians, roofers, chimney cleaners, carpenters, furnace and appliances repairmen who are licensed, affordable, and reliable?
- Do you effectively confront and negotiate with the tenant and enforce the terms of your rental agreement?
- Do you have the ability to recover NSF checks, evict tenants, and collect bad debts?



NARPM is a professional organization that promotes education, designations, and networking as a resource to empower its members with knowledge and skill.

A NARPM member honors and subscribes to a Code of Ethics and Standards of Professionalism.

The result is quality service for you and the community.

The Broker and the Property Managers at 1st Choice Property Management are professional property managers and members of the National Association of Residential Property Managers. Visit the NARPM website at [www.NARPM.org](http://www.NARPM.org)

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