

# Questions to ask a property manager.

Property managers can take some of the hassle out of being a landlord. However your rental property is likely to be one of your biggest investments and you want to make sure it is being looked after just the way you would.

Here are some questions to ask potential property managers to understand the service they are offering and the costs you may incur.

## About them:

How long have you been managing rental properties?

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What types of properties do you mostly manage?

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How many properties do you manage?

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## About their costs:

How often do you complete an inspection?

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Do you have an example of a completed inspection record?

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What is your late rent policy and collection process?

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Do you have an example copy of the lease you use?

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What is your repair process and do you receive multiple quotes?

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What day will I receive my rent?

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## About their fees:

Is your commission a flat fee or a percentage of rent collected?

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Do you charge commission when the property is vacant?

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Do you charge commission on repair costs?

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Are inspections covered in your commission?

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What fees do you charge for marketing a vacant property?

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Do you charge for attending a tenancy tribunal?

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Do you have any other charges?

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## About their findings service:

What finding fees do you charge tenants?

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How do you screen tenants? Do you do credit checks?

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How do you advertise your properties?

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Do you allow viewing on weekends or just during the week?

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