

How to spot a good property manager and protect your investment property

You probably know about Landlord's Insurance, but there's another way to protect your investment, and make sure that you continue to get a good rental return. The trick is to find a great property manager.

There are a few characteristics that will help you to tell the difference between a fabulous property manager who will care for your investment, and a nightmare property manager who will cost you a fortune.

Professional and Committed

A really good property manager is not the disgruntled young buck who was recently rejected as a junior sales agent, and now has to see his days out processing rental applications. The best property managers are people who wouldn't have it any other way. They have made a career out of managing property and they have a network of satisfied clients.

Good processes in place for screening tenants

A good property manager has excellent processes in place for making sure that potential tenants are carefully screened. They keep detailed records and they check references.

Conducts regular inspections

A good property manager can tell you how often they will be inspecting your property. They will personally inspect the property at the agreed time and report back to you with any issues. They don't send the receptionist.

Has a maintenance team ready to handle any issues

A good property manager has a team of workers on call in the event that there are emergency repairs or maintenance needed at your property. They believe that it's vital to stay on top of any small issues before they become bigger ones.

Answers your phone calls

A good property manager is approachable and it shouldn't take a week for you to get them on the phone. They care about maintaining a relationship with you because they want to keep your business.

Treats tenants with respect

A good property manager treats tenants with fairness and respect, and understands that happy tenants are more likely to keep the property in good repair, and pay the rent on time. They also know when to do something if a tenant is not keeping up their end of the bargain.



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