

Why you NEED a Professional Property Manager!

If you do not know the correct answers to **ALL** of the questions listed below you can be causing yourself to lose money, and possibly putting yourself at risk for legal actions! You **NEED** to hire a licensed, professional property manager to protect you and your property at every turn!

- What form(s) do I need to post if tenant has not paid their rent? What information **MUST** be included in these notices?
- Can I turn off the power, water/sewer, etc, if the tenants have not paid their rent?
- Can I collect rent for a year in advance? Why is this, or is this not, a good idea?
- Can I go into the property to inspect or do repairs? Do I have to give notice? How and how much?
- What is my responsibility for taxes on different types of leases?
- Can I use the Security Deposit for rent if the tenant does not pay on time?
- Do I have to release tenants from the lease if I am in a foreclosure process on my property?
- What if I am working with my bank and a foreclosure will be corrected prior to completion?
- Can I consider the property vacant if the utilities are turned off and it “looks” like nobody is living there anymore? Can I go in to see if they are? How do you know for certain?
- What if the tenant refuses to move-out when they say they are going to?
- Can tenants move-in additional people without my approval? How can I get them out if they do?
- What maintenance and repairs am I required to perform on the property, and what are the tenants responsible for?
- What happens if a tenant moves-out midway through the lease without notice? What if they **GIVE** notice?
- Can I refuse to allow pets and children in my rental property?
- What do I do with the Security Deposit once a tenant moves out? What if there are damages or money owed? What forms and what timeframe demands are required?

PROPERTY OWNERS BEWARE!

These are only a few of the many questions that anyone handling a rental property **MUST know.**

Call the Professionals at Great American Realty & Investments, Inc. to ensure that you are **NOT AT RISK!**