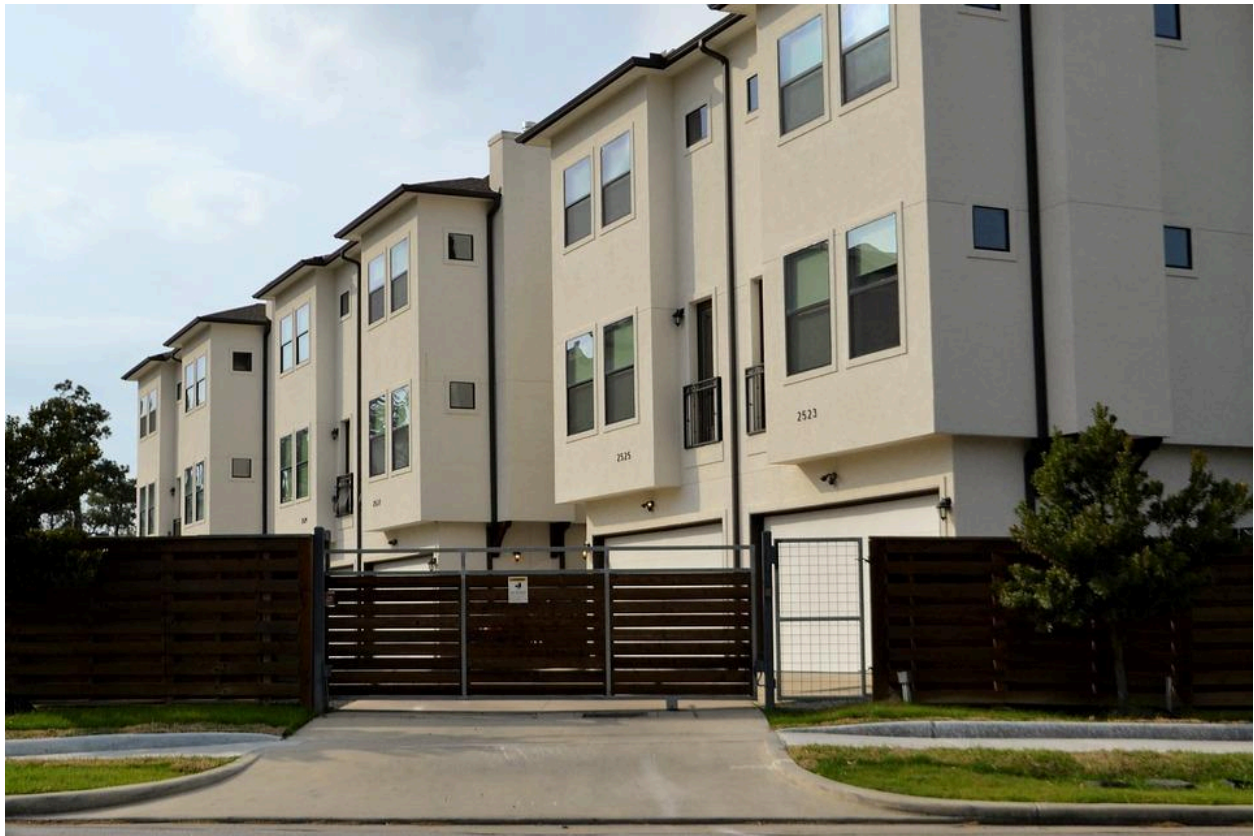




<https://sites.google.com/view/propertymanagementokc/>

What Are The Benefits of Using a Property Management Company?

OKC Home Realty Services - Managing Property with a New Skill



A competent property manager can add significant value to your investment, which is why many seasoned real estate investors will tell you that a good management company is worth its weight in gold. Here are a few ways that a good property manager earns their keep:



<https://sites.google.com/view/propertymanagementokc/>

1. Higher Quality Tenants

Think of tenant screening as the moat and drawbridge around your castle. It is certainly possible to get a bad tenant out of your home once they are in, but it's a real hassle and you are so much better off never accepting them in the first place. A thorough screening process results in reliable tenants that:

- Pay on time
- Rent longer
- Put less wear and tear on the unit
- Generally, cause fewer problems

2. Fewer costly and time-consuming legal problems

Veteran landlords know it only takes one troublesome tenant to cause significant legal and financial headaches. A good property manager is armed with the knowledge of the latest landlord-tenant laws and will ensure that you are not leaving yourself vulnerable to a potential lawsuit. Each state and municipality have their own laws, this plus federal law cover a number of areas including but not limited to:

- Tenant screening
- Safety and property conditions of the property
- Evictions
- Inspections
- Lease addendums
- Terminating leases
- Handling security deposits
- Rent collection

Avoiding a single lawsuit can more than pay for the property management fees, and spare you time and anguish.



<https://sites.google.com/view/propertymanagementokc/>

3. Shorter vacancy cycles

A property manager will help you perform three critical tasks that affect how long it takes to fill your vacancies:

Improve and prepare the property for rent - A property manager will suggest and oversee cosmetic improvements that maximize revenue.

Determine the best rent rate - Too high and you are stuck waiting, too low and you're losing money every month the tenant is in the unit. Determining the optimal price requires knowledge of the local market, data on recently sold comparables, and access to rental rate tools.

Effectively market your property - An experienced property management company has written hundreds of ads and understands what to say and where to advertise in order to get a larger pool of candidates in a shorter period of time. Additionally, because of their volume, they can usually negotiate cheaper advertising rates both online and offline. Lastly, they are familiar with sales and know how to close when they field calls from prospects and take them on showings.

4. Better tenant retention

There are serious problems with a high tenant turnover rate. The turnover process involves a thorough cleaning, changing the locks, painting the walls, and possibly new carpet or small repairs, not to mention all the effort associated with marketing, showing, screening, and settling in a new tenant. This is a time-consuming and expensive process that can often be averted by keeping tenants happy and well cared for.

5. The tighter rent collection process

The way you handle rent collection and late payments can be the difference between success and failure as a landlord. Collecting rent on time every month is the only way to maintain consistent cash flow, and your tenants need to understand this is not negotiable. By hiring a property manager, you put a buffer between yourself and the tenant and allow them to be the bad guy who has to listen to excuses, chase down rent, and when necessary, evict the person living in your property.

6. Assistance with taxes



<https://sites.google.com/view/propertymanagementokc/>

A property management company can help you understand which deductions you can claim. As well as organize the necessary forms and documentation to make those claims. Additionally, the property management fees themselves are also tax-deductible.

7. Increase the value of the investment

Preventative maintenance is achieved by putting systems in place that catch and deal with maintenance and repair issues early on before they grow into larger more costly problems. This requires a written maintenance check program, detailed maintenance documentation, and regular maintenance visits. The management firm can also offer you suggestions and feedback on upgrades and modifications. Affect the rent you can charge, as well as their impact on maintenance and insurance.

8. Personal benefits for owners

Less stress - Avoid having to deal with middle-of-the-night emergencies, chasing down rent, evicting people from your property, tenants who wreck your property, rental scams, lousy vendors, piles of paperwork.

More freedom - Live and invest wherever you want with the constraint of needing to be near your properties. Additionally, you can live and travel without the requirement of always being available in the event that your tenants have a need you have to tend to. Once you have found a good management company, it doesn't matter if you live in the same state. Some landlords live in other countries and simply collect their checks every month without ever seeing the property.

Free up more of your time - Time is money, and for many investors, their time can be more profitably spent in areas other than servicing their properties. When you focus on asset management you're working ON your business, when you manage your own properties you work in it. Additionally, you have more time to spend with family or friends doing things you enjoy.

<https://www.yourokcpROPERTYmanager.com/>
scott@nicehome4u.com



<https://sites.google.com/view/propertymanagementokc/>

2532 W I 44 Service Rd
Oklahoma City, OK 73112
United States
(405) 232-5800

Related Content:

[Best Property Management Companies In Okc](#)
[Oklahoma City Rental Property](#)
[Oklahoma City Property Management Companies](#)
[Property Management Okc](#)
[Property Management Okc Ok](#)
[Rental Property Management Oklahoma City](#)
[Duties of a Property Manager](#)
[property managers oklahoma city](#)
[Property Managers Oklahoma City](#)
[Oklahoma Property Management](#)
[Rental Property Management Okc](#)
[Property Management Companies In Oklahoma](#)
[Property Management Companies Oklahoma City](#)
[Okc Property Management Companies](#)

Recommended Links:

https://bit.ly/3i7KUqr

bit.ly/3ehFeZJ

https://bit.ly/3BjIwqy

bit.ly/3hC1rDO

https://bit.ly/3khRP2M

https://bit.ly/3ioJ2cO

https://bit.ly/3wGudY6



<https://sites.google.com/view/propertymanagementokc/>

<https://bit.ly/2UEUvwJ>

<https://bit.ly/3id0G3h>

<https://bit.ly/2T99Jts>

<https://bit.ly/2U2bDwE>

<https://bit.ly/3r8utOw>

<https://bit.ly/3BjKvtR>

<https://bit.ly/2TgBfW7>