

GREAT JONES

hello@greatjones.co

877-254-5967

www.greatjones.co

How to evaluate your next Property Manager

Are you starting your search for a Property Manager or looking to move on from another company? We've developed a shortlist of requirements that can help you evaluate every company you're considering.

Whether you're looking to grow your portfolio or maintain your current properties more effectively, marking off these check boxes will ensure you're only considering the most qualified managers.



First Impressions & Relationship-Building Skills

- They **listen** to your goals and help you develop action plans to achieve them
- They are **responsive** and always available to answer your questions as they arise
- You feel confident that they will treat you and your property with **respect**
- They are clear, upfront and **leave no ambiguity** about terms

Experience & Expertise

- They deeply understand local real estate trends, and what local tenants expect
- They can clearly explain how they will set your rental price
- They have the expertise to act as a strategic partner if you wish to expand your portfolio
- They have positive reviews on third-party platforms and follow up with any negative reviews
- They own their own rental properties, so they can truly understand an owner-mindset

Preventative Maintenance & Repairs

- They conduct proactive inspections once or twice a year with photographic documentation
- They provide photos and clear communication for any maintenance, repair, or turnover work
- You are guaranteed best pricing on repairs and maintenance
- They have an established network of service professionals to ensure highest value

Fees & Incentive Structure

- The management fee is based on rent collected, so they're not making money until you are
- They provide contract flexibility and don't lock you in
- They are clear, upfront and leave no ambiguity about their fees

Tenant Selection & Management

- Tenant screening goes beyond a simple credit check, and includes background and reference checks
- There is an established process for collecting late rent
- You feel confident they will treat your tenants with respect and foster positive relationships