**Final suggestion to be secure (Risk Mitigation)**

1. Making sure to have insurance. The following insurance can/should be purchased –

* Business/Landlord Insurance 🡪 What happens if your property is attacked by lightning, or flood, etc. It covers you from such damages and liabilities as well.

Tenants must make sure owners have this policy and that they are named as additionally insured party.

* Renter’s (Tenant’s) Insurance 🡪 If the house is burglarized. A lot of tenant’s personal property can be taken(stolen). This insurance covers such situation.
* Resident Liabilities Insurance 🡪 Paid by the tenants. It’s an insurance to cover any damage that they may do on purpose or accidentally and it’s above and beyond what would be covered by their security deposit.

Make sure your tenants are covered under this insurance.

**In this way Property management companies can maximize their ROI.**

1. Not recording any memorandum at the court-house (to make sure the owner doesn’t back out to rent his/her property) 🡪 Get the memorandum signed by the owner and get it notarised.
2. Getting non-refundable deposits from the tenants after they commit to finalise the deal (so that it binds them to buy the house from you) till all the leasing formalities are over.
3. Working on lowering the eviction rate (by proper screening process of tenants and co-signors before application formalities) 🡪 Focussing more on screening methods.