Problems faced by tenants-

Real Estate sector is growing with a CAGR of 30%. People open apps and then they start getting calls of brokers. Wrong locations tagged. People reached daily limit to contact sellers

People can report those with fake or wrong prices and eventually a seller will be removed

1. Unlimited listing, a rental management tool, verification/background check charges
2. Frequency of tenant change- increased now
3. Tenant verification- not being done usually pertaining to high costs
4. Problems not being addressed by the owners- like hot water supply promised 24\*7 but not being provided.
5. Reminding owners every month like oh the tv recharge is due.
6. Mode of communication- personal or through calls/whatsapp
7. Owners don’t prefer online payments, they prefer cash as no tax issues (doubt)
8. Porter app to transport the household items(not in all cities)
9. Privacy issues- monitored when they enter or leave
10. 1 month advance duration to move in.
11. Pg owners handle a lot of apartments at the same time, food ek jgh banta hai but they have to give it to all apartments
12. People use payingguests.com or magicbricks , no broker,etc to find rooms which in bangalore provides room with roommates;
13. Cylinders etc given by owners

Questions to ask owners-

1. How often do they prefer tenant verification. If yes, How much does it costs, is the cost included in the rent or an extra amount is asked for, how much time of owner is wasted in this process. What if tenant change frequency Is high, then it would cost a lot of money just in verification;. If no verification is done then why not? Then what is it that stops them
2. Mode of preference of payments, cash or online? If cash then why not online? Tax exemptions etc? why money is deducted in online transfer?;
3. Difficulties faced while handling multiple apartments
4. Mode of communication with the tenants?
5. paperwork required and difficulties faced in managing paper work?
6. Do you want it to get easier for tenants to address their problems regarding maintenance etc or do you want them to have difficulty in addressing even if their problems are genuine?
7. Have you ever been in a legal trouble due to lack of paperwork or some misuse of facts by tenants? Would it have been better if the conditions were stated clearly and formally on paper? Like an agreement
8. What other problems are faced by the owners?
9. Are you concerned whether your tenant can pay the bill or not? If yes then what do you rely on to be assured of payments? A background check or advance? In case the tenant is not comfortable with advance payments, would you prefer losing the tenant or conduct a background check instead?
10. Which mode will you prefer to inform your tenants about situations like- power, water cuts, or no noise at night, no parking in front tomorrow etc? Or basically how would you address all of your tenants at once
11. Why do owners usually take long time to respond to tenant requests? Is it because it slipped out of their mind or because delaying might lead to the tenant solving the problem himself/herself?
12. Do owners have a database of all the tenants that they’ve ever rented apartments to or is it too hard to maintain?
13. Do you prefer to have family like relations with your tenants or just a formal relationship work to work? (The later being better)
14. Do you ask questions to your tenants to be, to know what they do and whether they have a family, occupation, history etc? just as a sanity check etc?
15. Do you prefer some tenants over others(while allotting the room)? If yes, then why or what qualities/background make you favor one than the other one?
16. Do you feel awkward to ask tenants for rent? If yes, then why?
17. Do you feel awkward to tell tenants(which you have good relations with) to not make noise or to ask them not to do something, personally? Would you prefer saying this over a call or in person?
18. Are you cautious about your equation with your tenant? Is your tendency to keep good relations with everyone and not be rude?
19. Do you feel a bit embarrassed to tell your long term tenants about rent increase or discuss money related matters?
20. Do your tenants have dues/debt or they owe you some small amount of money for some services? Like not paid 100 rupees for something and you feel embarrassed to ask them for that personally? Or sometimes to address issues without confronting them ?
21. Money cost in rent agreements