

PROPERTY MANAGER INTERVIEW QUESTIONS

Don't be afraid to ask difficult questions during your interview. The more you know about a company, the more likely you are to find a good one.

General Questions

- ☐ How long have you been in the property management business?
- ☐ Are you an active real estate investor in your market? If not, why not?
- ☐ What areas do you service?
- ☐ How many properties do you have under management? How many properties does each employee manage?
- ☐ Can you send me referrals to 2-3 investors who use your services?

Fees

- ☐ What is your typical monthly property management fee? Do you charge it even if the property is vacant? Do you have a discount if I bring you more than one property?
- ☐ What are your other fees, including tenant placement, lease renewal, advertising and inspection fees?
- ☐ Would you be able to do a full walk-through inspection of the property during tenant turnover and take lots of pictures? Can you do an annual inspection upon my request with pictures? Do you charge extra for these services?
- ☐ Do you offer project management services? If yes, how much do you charge for this?

Tenants

- ☐ How do you advertise the properties you manage?
- ☐ How do you screen tenants? What are some of the red flags that you look for?

- ☐ What are the typical terms and duration of the lease contracts you sign with the tenants? How do you handle security deposits? Late payments?
- ☐ How do you handle tenant problems? Disputes? Evictions?
- ☐ What specific programs you have in place to increase tenant retention and satisfaction?

Neighborhood Questions

- ☐ Which areas or zip codes do you recommend for buying rental properties?
- ☐ What is the typical tenant quality for a given area? Are straight rent or Section 8 tenants more common?
- ☐ What is the typical vacancy rate for a given area? On average, how long does it take to find and place a new tenant in a property?
- ☐ Do tenants usually bring their own appliances or are they supplied by the landlord?
- ☐ What is the typical rent for the area and the property size I'm considering buying?