

STILL CONSIDERING MANAGING YOUR OWN PROPERTY?

CONSIDER THIS...

Property Managed by Owner

(costs are out of pocket)

- ❑ Pay to list your property on select rental websites; limited access to others
- ❑ Field calls, schedule and show property multiple times
- ❑ Pay for background checks in compliance with Washington state law
- ❑ Time out of your schedule to inspect property
- ❑ Research vendors for maintenance requests; handle disputes when problems arise
- ❑ Field calls, complaints and questions from tenants
- ❑ Track income, expenses, etc. and manage financial reports
- ❑ Failure to understand the ever-changing laws and tenant rights may result in legal action
- ❑ Follow up with tenants to collect rent checks and track delinquencies
- ❑ Write and review your contracts; liable for legal discrepancies and inaccuracies in verbiage

Discount Property Management Companies

- ❑ Manual advertising to select rental websites
- ❑ Typically shown by multiple agents that may not know your property and difficult to reach
- ❑ Inconsistent tenant screening guidelines; may not enforce insurance requirements
- ❑ May charge extra for property inspections; often they are inconsistent and undocumented
- ❑ Delayed responses to maintenance requests; vetting guidelines vary
- ❑ May not provide after-hours support
- ❑ Basic record keeping with limited reporting
- ❑ Property managers may not be local, licensed or properly trained
- ❑ Standard rent collection
- ❑ Documentation may not meet state and municipal legal requirements



NORTH PACIFIC
PROPERTIES

- ✅ One-click advertising to over 20 rental websites; aggressive reposting campaigns
- ✅ Your designated, knowledgeable and responsive property manager handles all showings; feedback is provided
- ✅ Strict tenant screening guidelines; we require tenants to have renter's insurance
- ✅ Thorough, documented Move-In & Move-Out inspections + free 6-month property inspections
- ✅ Timely maintenance management by vetted, licensed vendors
- ✅ Responsive property managers & 24-hr emergency service
- ✅ Full-service bookkeeping
- ✅ Local, licensed property managers required by North Pacific Properties to maintain continual education
- ✅ 24/7 online rent collection and free, automated rent reminders for tenants
- ✅ All contracts are regionally specialized and reviewed and approved by senior brokers