

## WHY HIRE A PROPERTY MANAGER?

“Why would I want to hire a property manager?” you ask. Well, in the tradition of Foxworthy, let me suggest some reasons:

If you find yourself in front of the judge, trying to evict a tenant that hasn't paid rent in three months, and you end up having to pay them to move out, you might want to hire a property manager!

If you're awakened in the middle of the night with a frantic phone call to come unstop the overflowing gutters because water is running in the back door, you might want to hire a property manager!

If your house has sat empty since last spring because you just don't know who to call to clean, repair, paint, market the property, and you hate having to decide who to rent to, you might want to call a property manager!

If you show up at your accountant's office with all of last year's receipts and bills in a shoebox, and he charges you billions to sort it all out, you might want to hire a property manager!

These are reason enough, but the best reason is because your property manager will make you money! A good property manager will place the most highly qualified tenants, at the best rents, with the shortest amount of "down time" possible. You can be assured that we will use only legal, professional documents, and that we will know and abide by the state's laws regarding owner's and tenant's rights. We will help you budget repairs in order to keep the property well maintained. We will track all of your income and expenses, providing you with a monthly report, and we will run interference with whiney, demanding tenants so that you're not bothered with the picayune stuff.

Because property managers work with tenants every day, we know all the laws, and all the scams! We can recognize a problem tenant a mile away, and send them packing before you become their next victim. We are “just the property manager” after all, so we have no emotional involvement in the transaction and it's easier to follow the rules.

Real estate laws in most states require that PM's follow strict policies and procedures, and that we obtain a minimum number of hours of continuing education, ensuring that we keep up with changing laws. We are a member of the National Association of Residential Property Managers (NARPM), and are held to a strict code of ethics and level of professional standards for the industry. You want us on your side! And remember, our fiduciary duty is always to the owner of the property, not the tenant!

So the choice is yours: do you want to be working for your investment, or do you want your investment (and us) working for you?

Lois Moore is the Principal Broker for L. Moore Property Management, Inc., in Lake Oswego, OR. She has managed single family homes for nearly 20 years, and owned her own company since 1995. Contact her at 503-639-4478, or [Lois@LMooreInc.com](mailto:Lois@LMooreInc.com).