



# Why You Need a Professional Property Manager



National Association of Residential Property Managers



## Two Words: No Worries

When you trust your valuable real estate investment to a NARPM® property manager, you are not only choosing to have superior property management, but you are also opting to say “goodbye” to worry, because you will have expert guidance through unwelcome surprises involving your rental situations. A NARPM® property manager can coordinate:

- Investigating and resolving unpleasant discoveries after a tenant leaves
- Rent collection
- Repairs, cleaning and painting
- Arbitrating/resolving difficult situations with tenants
- Interviewing and screening prospective tenants
- Advertising to find new tenants
- Serving legal notices or handling evictions
- Maintenance emergencies, and
- Much more

In fact, knowing your property is well-managed not only means you can relax and concentrate on other matters; it also means investment property that sustains its value.

NARPM® experience and training combine to give you the property management performance you need

NARPM® property managers have focused expertise and industry knowledge to assist them in doing the best possible job. The National Association of Residential Property Managers (NARPM®) is the only national organization dedicated to the professional management of single-family homes and small multi-family investment property. All NARPM® members are real estate professionals who know, firsthand, the unique challenges of managing rental property in today’s constantly changing economic and legislative environment. And they know how to manage those challenges to everyone’s benefit.

## Why you need a NARPM® professional to manage your property

- NARPM® members have access to numerous, enhanced educational opportunities including the NARPM® designation program, making them experts in the management of residential property.
- NARPM® members understand rental markets, not just buying and selling properties, and have the skills in their repertoire for the unique challenges associated with managing other peoples' property.
- NARPM® members adhere to the highest Code of Ethics and Standards of Professionalism.
- NARPM® managers can maximize rents and income for you.
- NARPM® managers will manage the property efficiently, professionally, and economically—freeing you to do other things.

## Differences between a professional property manager and a landlord can be HUGE, and can dramatically affect your bottom line

The difference is even bigger in the details! For example, unlike many owners and landlords, a NARPM® property manager:

- Knows the landlord/tenant laws for your city, state, and federal governments. This is important both legally and financially.
- Knows rent values and vacancy factors, including vacancy time for your area.
- Has rental applications and consistent screening policies to meet legal obligations.
- Performs thorough move-in/move-out property evaluations.
- Is personally familiar with reputable painters, electricians, roofers, chimney cleaners, carpenters, landscapers, furnace and appliance repairmen—licensed, affordable, and reliable.
- Is able to effectively confront and negotiate with the tenant and enforce the terms of the rental agreement.
- Has the ability to recover NSF checks, evict tenants, and collect bad debts.



To find a NARPM® member near you,  
visit our website at [www.narpm.org](http://www.narpm.org)  
or email us at [info@narpm.org](mailto:info@narpm.org).



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