



**6) Do you conduct property inspections and, if you do, what charge is associated with them?**

You should always make sure that your property management company does these. We inspect all properties 2 times per year and don't charge the owner anything for this service. We can also do things like change air filters during these inspections.

**7) What steps do you take to market properties?**

Brian does a great job of marketing through traditional methods as well as keeping up and promoting through the latest and most effective digital methods. Steer clear of property management companies that just place newspaper ads and hope for the best.

**8) How long are your properties typically vacant?**

Two to four weeks after a property is available to rent is typical. If the period is longer than four weeks it could indicate that your property management company is struggling to find tenants. If the period is less than two weeks then the asking amount for rent may be too low. We generally start marketing the property before the current tenant moves out. This allows us to find someone when the property is occupied and avoids any gap in rental income to the owner.

**9) What are your income and screening requirements for applicants?**

It is critical that there are standards for income in place to ensure that a renter can pay. We do a credit check and look for a minimum 600 credit score with a standard deposit. We do a criminal background check and eviction notice check. We perform income verification and require 3 times the rent in income per month. We also perform a previous rental history verification & employment verification.

**10) What control do I have over the tenant lease agreement?**

If there are only one or two issues that are important to you then the property manager should put these in the agreement. Don't assume that the property management company knows what your needs and concerns are. Communicate with them ahead of time so that they can meet your needs.

**11) Do you mark-up maintenance and repairs?**

No, never at any time. Make sure that your property management company doesn't make a profit any time they do maintenance. You don't want unexpected costs eating into your rental profits. Request invoices from the subcontracts to insure you aren't being taken advantage of.

**Equity Real Estate & Property Management**

1173 South 250 West #102

St. George, Utah

435-669-4979