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Shopping for a Professional Investment Property Manager? Be sure you are asking the right questions

Questions	AMI	Other	Other
Are they licensed brokers? (It is required in Colorado)	Yes		
How long have they managed rentals in Denver metro area?	30 Years		
How many rental homes do they manage?	260		
How many full time staff in their management company?	5		
What is their tenant retention rate?	97.50%		
What is their rental payment collection rate?	100.00%		
Has an attorney versed in Colorado Landlord Tenant Law written their lease?	Yes		
Do they have the ability to run credit, criminal and evicton checks at their office?	Yes		
Do they offer Visa, MasterCard, E-Check, and ACH to tenants and owners?	Yes		
Does any staff member hold a "Residential Management Professional" (RMP) designation?	Yes		
Does any staff member hold a "Master Property Manager" (MPM) designation?	Yes		
Are they a Certified Residential Management Company (CRMC)?	Yes		
Will your home have pictures on a website? How many sites?	Yes / 40 +		
Will the manager allow other realtors to show their properties?	Yes		
Are they a member of National Association of Residential Property Managers (NARPM.org)?	Yes		
Do they manage rentals full time or as a sideline to another business?	Full time		
Do they maintain regular office hours?	Yes		
Do they do showing evenings and weekends by appointment?	Yes		
Do they offer scheduled maintenance visits to the rental home?	Yes		
Do they offer scheduled preventative maintenance options?	Yes		
Will they give you a list of references?	Yes		
Do they represent you exclusively or do dual agency?	Exclusive		
Do they coordinate maintenance on your behalf or relinquish this duty to you?	Coordinate		
Do they prepare detailed monthly financial reports?	Yes		
Will you have access to your monthly financial reports and other documents on line?	Yes		
Do they offer direct deposit banking?	Yes		
Do they have General Liability Insurance?	Yes		
Do they have Workman's Compensation Insurance?	Yes		
Do they have Errors and Omissions Liability Insurance?	Yes		
Do they offer an emergency maintenance service?	Yes		
Do they offer an open door client "walk in off the street" policy?	Yes		