

Owners Benefits Working with a Property Manager.

Time is Money. Your time is money. Unrented properties cost you money.

Property managers have the connections to get to responsible renters keeping your property optimally rented.

Property managers deal with renter's issues everyday. They can get your faucet fixed and they can deal with renters who are slow on rent or those that cant keep your property up to standards of regular cleaning and maintenance.

Costs of Property Managers

Property managers can charge from 10-50% of your monthly rent. The higher percentages are usually found with short term rentals in resort locations. If you are renting long term in a regular neighborhood, you should expect to pay less.

If you are a busy person or live in another state from your rentals, the choice is easy, but why else would you want to pay for a manager?

Managers know the rules and they deal with tenants every day. If you rent to a person or family that becomes a problem tenant, the manager knows how to deal with the situation and is qualified to protect your interests. Evictions, security deposits, clean up, these are all routine parts of the managers job and they can take care of issues with a minimum of hassle to the owners.

Repairs are a regular part of home ownership, rental or not. Do you want to be interrupted every time a pipe breaks or a toilet backs up? No. Hire a manager, she knows the good plumbers, painters, cleaners, whomever you need. Think of the value of your time in dealing with these issues and you will see the value of a professional manager.

Property Manager Services

- Market Properties
- Perform credit checks and other filters on renter prospects
- Manage Keys
- Coordinate Repairs
- Manage Security Deposits
- Monitor Lease Conditions.

Wardine Lee, Caver and Associates - Warding specializes in Durango properties including furnished, unfurnished, corporate, private short and long term rentals. She has a number of properties in historic downtown Durango. She even manages ultra-luxury properties in the Lofts at 1201 Main Ave. Wardine is the most personable property manager in Durango. She gets to know her clients needs and matches renters with the perfect properties. Call Wardine at 749-3577.