

# Top 10 Reasons You Should Hire Plat Realty To Represent You, As Your Professional Property Manager

We understand that many people are watching their dollars very closely these days, however, the financial hardships that could potentially arise from not hiring an expert to manage and maintain your property could quickly become costly. Here are the top 10 reasons to hire Plat Realty to manage your real estate investment:

1. Enforcing **HOA Rules and Regulations** can be tricky at times, and often a forgotten element when determining the terms of your lease. Are you providing adequate protection for yourself regarding HOA expectations within your lease document?
2. **Evictions** are generally a worst-case-scenario. Do you know what costs and legal obligations must be performed if you find yourself having to evict? Also, what alternatives you have instead of an eviction?
3. **Damage**. What if you find the tenants are damaging your home while living there, but are in the middle of a lease term? What if when they vacate and the amount of damage done exceeds the tenant's deposit?
4. **Slow pay or no pay**. Are you aware of what type and length of notice you are required to give the tenant when they are slow to pay, or worse, don't pay at all.
5. Do you know what to do when a **tenant holds over** after the day they are supposed to have vacated the property?
6. What **utility collection and/or lien bill** will stay with the property, even if it is the tenant's responsibility?
7. Are you available on weekends, holidays or after hours to handle **regular and emergency maintenance**? Further, what emergencies need to be addressed within 48 hours?
8. Does your lease leave any **loop-holes** that an educated tenant might be able to exploit? With the advent of the internet, tenants can easily access their rights and tenant advocacy groups.
9. If you are not checking a prospective renter's credit, employment, rental and public records (this includes, criminal, bankruptcies, lawsuits, etc.) you are leaving yourself open to a host of **liabilities**.
10. Do you know if you want to work with **Section 8 tenants** and what the benefits & liabilities may be?

While many people have self-managed with success, with none of the above issues occurring, it only takes one time to realize the benefits of having a professional organization there to handle these potentially sticky and costly situations.