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Choosing a Property Management Company in Orange County by Lidopm

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For a property owner in Southern California, one of the biggest obstacles to overcome is finding a competent Orange County property management provider that will take the difficulties out of establishing a new income stream. Whether it is a single home or an apartment complex with hundreds of units, the problem remains the same. However, choosing the right property management Orange County provider is not as hard as it appears when an owner knows what to look for. In evaluating the different companies that provide property management, there are several key services that should be present for a company to be considered top notch.

The first thing to look at is how the property management company handles their accounting and the reports they provide on a monthly basis. A solid company will have at least one accountant on staff and will be able to show a detailed listing of all the rent that has been collected as well as disbursements for maintenance and other expenses. In addition, the accounting should also incorporate in-depth look at specific rental and tenant histories that can help an owner evaluate the vacancy risk of an individual unit. For rent collection, a good property management will need to have several methods of collection in place, such as direct deposit, online payment, and the ability to process credit card transactions.

A property management company that has passed the accounting test will need to show their methods for screening tenants to improve the profitability of the location and reduce the amount of time that a unit stays vacant. Nearly every company will require a prospective tenant to fill out an application, but those that go one step further by checking credit and rental history stand a better chance of keeping the home or complex full at all times. The company should also be willing to discuss possible tenants with an owner before signing a lease. A good property management company will also have aggressive methods of advertising and attracting new clients without sacrificing the overall bottom line. Marketing techniques should include print materials, displaying signs, and online advertisements to reach the greatest number of viewers.

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