

What distinguishes a Professional Property Manager from other Landlords?

- ✓ Do you know all of the Landlord/Tenant laws for your city, state, and federal government?
- ✓ Do you know rent values, vacancy factors, and time on the market in your area?
- ✓ Do you have a rental application and consistent screening policies that meet all of your legal obligations?
- ✓ Do you take time to perform thorough move-in/move-out written inspections and routine property inspections?
- ✓ Do you shoot pictures before & after and archive them for future use?
- ✓ Do you personally know reputable painters, electricians, roofers, chimney cleaners, carpenters, furnace and appliance repairmen who are licensed, affordable, and reliable?
- ✓ Do you effectively confront and negotiate with the tenant and enforce the terms of your rental agreement?
- ✓ Do you have the ability to cover NSF checks, evict tenants, and collect bad debts?

A Professional Property Manager does !

R.W. Dickerson Management Co, Inc.

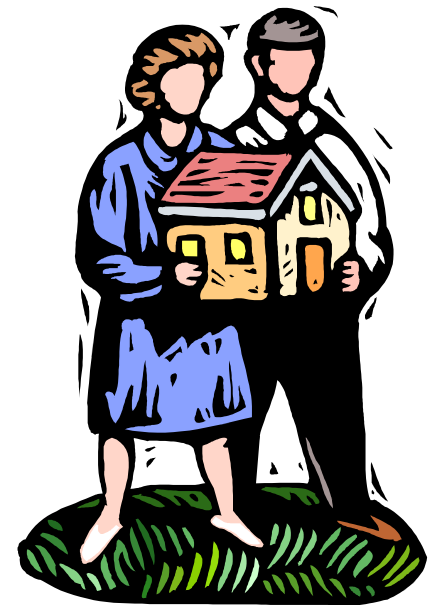
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Established Since 1983

Active Member in good standing
with NARPM since 2003



Why You Need R.W. Dickerson Management Co, Inc. Professional Property Management Company



The Benefits of Hiring a Professional Property Manager

- You don't have to take classes to learn about Fair Housing issues.
- You don't have to take classes to Understand The Revised Code of Washington (RCW) 59.18 (Landlord-Tenant Act)
- You don't have to hire someone to clean, paint, or make repairs.
- You don't have to advertise, take rental calls, and show the property.
- You don't have to screen applications and be apprehensive about who to pick.
- You don't have to execute a rental agreement, worry about adding addendums, fill out the move-in inspection report, and deposit money.
- You don't have tenants call you at all hours of the day and night.
- You don't have to confront tenants on tough issues, like collecting rents or taking better care of the property.
- You don't have to collect NSF checks.
- You don't have to serve legal notices or start an eviction.
- You don't have to schedule and fill out the move-out inspection report.
- You don't have to mail the tenant's accounting report and refund check.
- You don't have to start the process all over again.



Professional Property Managers are dedicated to selecting quality tenants and keeping your investment in good repair with minimal cost.



They want your real estate investment to be a success - not a failure.



One last benefit – your leasing and management fees are usually a tax deduction.



The National Association of Residential Property Managers



NARPM is a professional organization that promotes education, designation, and networking as a resource to empower its members with knowledge and skill.

A NARPM member honors and subscribes to a Code of Ethics and Standards of Professionalism.

The result is a quality service for you and the community.

- ❖ Nearly 1600 members Nationwide and Internationally
- ❖ Local chapters offer educational programs and guest speaker luncheons
- ❖ Affiliate vendor member programs
- ❖ Monthly educational newsletters
- ❖ Midyear and annual education events