

Interview Questions for Prospective Property Managers

1. **How long have you been a Property Manager?**
2. **How many rentals do you currently manage?**
3. **How would you describe your Property Management Philosophy?**
4. **Which strategies do you use to fill vacant units quickly, without sacrificing tenant quality?**
5. **How big is your team? Do your team members have specialized roles, or are they generalists?**
6. **Besides Property Management, what else do you do?**
7. **How do you set your rental rates?**
8. **Which types of insurance do you carry?**
9. **What are your monthly management fees?**
10. **Do you collect management fees when a unit is vacant?**
Red Flag – if yes, I would recommend not using them.
11. **Can I cancel my contract without penalty if I'm unhappy?**
12. **What is your leasing fee?**
13. **Are there miscellaneous fees that I should expect to incur?**
14. **How do you handle late fees by the Tenant?**
15. **What is your procedure for qualifying tenants?**
16. **What is the average vacancy rate among the properties you manage?**
17. **What's your process for handling service requests?**
18. **What local repair vendors do you have relationships with?**
19. **What day do you pay out the rent?**
20. **What program do you use to manage the owner accounts?**