

## ***Why You Need a Professional Property Manager***

***NARPM (National Association of Residential Property Managers)*** is a professional organization that promotes education, designations, 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 quality service for you and the community.

- Nearly 2200 Members Nationwide and Internationally
- Local Chapters Offer Educational Programs and Guest Speaker Luncheons
- Affiliate Vendor Member Programs
- Monthly Educational Newsletters
- Annual Education Events

***NARPM*** designations are earned with a combination of property management experience, ***NARPM*** and industry education, and service to the association through volunteer activities.

***Master Property Manager (MPM™)*** designation is awarded to Residential Management Professional (***RMP™***) designees who have demonstrated proficiency in the management of residential properties and have completed additional education hours of ***NARPM MPM™*** level coursework, and have contributed substantial time, talent, and energy to further advance ***NARPM*** and their industry.

***Marlyn Dochenetz, RMP™, MPM™, Principal Broker, has earned both the Resident Management Professional and Master Property Manager Designations.***

### ***What distinguishes a Professional Property Manager from other Landlords?***

- Do you know all of the landlord/tenant laws for you 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 personally know reputable painter, electricians, roofers, chimney cleaners, carpenters, furnace and appliances 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 recover NSF checks, evict tenants, and collect bad debts?

***A Professional Property Manager Does***

***Are there good reasons for managing your own rental property?***

***Are they worth the risk?***

One last benefit—Leasing and management fees are usually a tax deduction.