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| <p>I don't need a Property Manager</p> | <p>Laws regarding Colorado rental standards are constantly changing and have moved towards favoring tenants significantly in the last few years. Having a property manager on your side reduces your liability.</p> |
| <p>If I list my property at a high rental rate, I will for sure make more money in the long run.</p> | <p>Listing your property at the correct rental rate is imperative to reduce vacancy time and maximize income. MOD Properties is constantly researching rental rates for your property to make sure the rate remains competitive and to give you an advantage.</p> |
| <p>If I pay less in management fees with another company, I will make more money.</p> | <p>Our services are designed to maximize your return on investment. Our pricing structure offers a comprehensive package of services to maximize your profit.</p> |
| <p>Doing my own maintenance will save me money & using my own vendors will be better than relying on MOD's.</p> | <p>In our experience, Owners who complete their own maintenance usually end up drawing out vacancy times and return trips are required to make the property move-in ready, costing more overall. Often, cheaper vendors lack appropriate tax documents and/or insurance. Our vendors are reasonably priced and have been fully vetted to represent your interests when completing repairs.</p> |
| <p>My property will rent quickly/easily because the Denver rental market is booming.</p> | <p>While it's true that folks seem to love moving to Denver, the market is slowing, and renters are beginning to hold more influence. Our research provides us with a comprehensive picture of what residents are looking for in various Denver neighborhoods and we will help to make sure your rental property shines.</p> |
| <p>My tenants will know how and be willing to complete basic maintenance items like mowing the lawn or resetting a garbage disposal.</p> | <p>More and more residents are not educated on basic maintenance items or are not willing to complete them. We provide instruction and needed follow-up to help residents do their share.</p> |
| <p>Security deposit refunds are easy, and tenants won't dispute them.</p> | <p>Almost all tenants dispute their deposit refund even though we are extremely conservative in what we charge for. MOD will handle the tenant interactions as well as the documentation process for you.</p> |
| <p>I'm not at risk of violating fair housing standards as long as I don't discriminate.</p> | <p>Fair Housing laws extend beyond the application selection process. Disability requests, for example, constitute for a majority of suits filed against landlords. Our processes ensure that you are protected.</p> |
| <p>I don't have to allow animals at my property.</p> | <p>If you choose to not allow pets at your property, a prospective tenant may still submit a request for this policy to be modified to allow an emotional support or service animal. These animals would be covered under the ADA and Fair Housing guidelines. Recently we have seen an increase in illegitimate requests in this area. Our staff are trained to identify and handle these situations and will work with our legal team if needed at no additional cost to you.</p> |
| <p>I don't have to accept Section 8/housing assistance.</p> | <p>'Source of Income' is now a protected class in Denver and Boulder counties. Other Colorado counties are swiftly passing legislation to follow suit. This means that applications with housing assistance programs must be processed just as any other.</p> |