

Landlord Information

Daniels and Daniels Real Estate is a member of The National Association of Residential Property Managers (NARPM®), an association of real estate professionals who know first-hand the unique problems and challenges of managing single-family and small residential properties.

Just the Facts

- A large number of single-family dwellings across the U.S. are non-owner occupied.
- The average number of units owned by investors is fewer than five.
- There are many properties being managed either by owners or by managers who specialize in small properties.

Meeting the Needs of Residential Property Managers

The National Association of Residential Property Managers (NARPM®), founded in October 1988, provides a permanent trade organization for the residential property management industry. NARPM® continues to be the premier professional association of residential property managers, currently representing over 3,300 members comprised of real estate agents, brokers, managers and their employees.

- NARPM® promotes a high standard of business ethics, professionalism and fair housing practice. The Association also certifies its members in the standards and practices of the residential property management industry and promotes continuing professional education.
- NARPM® is an association of real estate professionals who know first-hand the unique problems and challenges of managing single-family and small residential properties.
- NARPM® members know that education and communication raise the level of our profession, so that we may better represent our clients.
- NARPM® is here to represent the interest of property managers.
- We are members of the San Antonio and New Braunfels chapters.

Why Landlords Need a Professional

- Better renter selection by doing background check and pre-screening through the National Tenant Network
- Maintenance is done by your home warranty provider, your specific vendor, or a vendor we use
- Rental listings are advertised in two multiple listing service (MLS): San Antonio and New Braunfels
- Property Management fees are usually considered a tax deduction, ask your accountant
- Monthly management fee is 10% of the full month's rent
- Leasing fee is 50% of one full month's rent
- Renewal of lease, no charge
- Repairs can be paid from the rental proceeds
- RenTec Direct is the online program that allows landlords to view statements and receipts
- A six month walk thru is done on all properties
- Tax Form 1099-Misc and Schedule E Assist are sent to landlords showing income and expenses