



MONTE DAVIS REALTY
GROUP CORP

Self-Managing Your Property

Some questions to ask yourself to help you make the decision to self-manage or hire a property manager:

1. Do I know all the liability risks to leasing out a property?
2. Will my insurance policy pay a claim if they discover I did not follow State and Federal landlord guidelines?
3. Do I know how much time it will take, and do I have enough time?
4. Do I live close to the rental property / who will maintain the property and address neighbor complaints?
5. Do I want tenants to have my personal phone, email, and/or home address?
6. Am I familiar with Texas Property Code?
7. Am I familiar with Fair Housing Laws?
8. Am I familiar with the American Disabilities Act?
9. Do I know what disparate impact means?
10. Am I aware that a friend/family member cannot manage a property for me unless they are a licensed real estate broker or agent?
11. Will I allow Section 8 tenants?
12. Do I know how many smoke detectors are required and how often they should be replaced?
13. Do I know how many carbon monoxide detectors are required at the property and how many?
14. Am I familiar with door re-keying and peep-hole requirements?
15. Do I know the difference between a general repair and an emergency?
16. Am I available to be on call 24/7/365?
17. Do I have vendors to call in an emergency?
18. Am I aware that I cannot deduct my time if I make repairs myself?
19. Do I know the difference between a landlord, homeowners, and renters insurance policy?
20. Do I have a privacy policy?
21. Do I have written rental criteria?
22. Will I allow all dog breeds, a trampoline, or an above-ground pool? Does the HOA?
23. Do I know the difference between a pet, assistance animal, service animal, and ESA?
24. Do I have the ability to run credit and verify employment and rental history?
25. Do I have a trust account for security deposits / do I know what comingling is?
26. Do I want to handle complaints from a tenant's neighbor or between tenants?
27. Do I know what to do if I find an unauthorized pet or unauthorized occupant at the property?
28. Do I know how to proceed if a tenant makes unauthorized modifications to the home?
29. Do I know what to do if tenants violate HOA rules?
30. Do I know the process for evictions or which precinct to file an eviction in?
31. Do I have a real estate attorney in Texas that handles landlord/tenant disputes?
32. Am I willing to evict a family just before Christmas?
33. Do I know the requirements for a security deposit disposition?
34. Do I know about year-end 1099s and other tax documents?
35. Do I have access to a collection agency to process outstanding balances?
36. Am I familiar with the CARES Act regarding CV-19?