

Five Things You MUST Know

Before Renting Out Your House

Ambassador Property Management



1

Do NOT Believe Everything You See on the Internet

Too often, we see homeowners make the mistake of downloading a lease online from places like Office Depot or another national organization. These leases are written for national standards instead of for specific state or city codes. Each situation is unique. So never download and use a broad lease. If you were ever challenged in court it could cost you a lot of money in fees if your lease isn't tight.





2

Hire a Professional

A professional can help you effectively advertise your property, keeping your vacancy rates low.

Specifically, hire a licensed realtor when you are looking to find your next tenant. Not only will they know how to properly vet a prospective tenant, a good realtor will help you determine the best value of your property, ensuring you are not under or overvaluing your rent prices. You never want to leave money on the table.

Maintaining a good reputation as a landlord is essential to your success.



3

Keep Accurate Records

If you are ever challenged in court regarding a security deposit, lease violation or anything of the sort, you must be able to show accurate records to the judging party. Court documentation is essential and the burden of proof often falls on you, as the property manager, to avoid violations and sanctions and maintaining your reputation.

4

Retain a Licensed Contractor

Contractors that are accustomed to dealing with investment properties know how to look for preventative maintenance measures. A good contractor can determine proper response times when an issue arises and they understand what issues to prioritize to keep you in compliance with property codes. They can also issue proper affidavits to keep you in compliance with property codes.

A good contractor will help minimize your liability as a property owner by keeping your property in compliance.



5

Find Good Resources

Seasoned investors often work with experienced property managers who have access to resources that help them screen new tenants properly. When a new application comes in there is often little red flags that an experienced person will be able to easily spot, protecting you and your investment. Always make sure you have a solid resource to minimize your risk.

A photograph of a middle-aged man with a grey beard, wearing a blue button-down shirt and dark pants, sitting on a light-colored sofa. He is looking down at a laptop on his lap, with his right hand resting on his forehead. The room is bright, with large windows in the background showing a dining table and chairs. A vase with dried branches is on a table behind him.

Make the right choice, the first time.

Looking for a resource to help you manage your biggest investment? you have come to the right place!

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