

**Evaluation & Comparison Chart
For
Assessing Property Management Services**

Features

Company

	<u>AHP</u>	<u>B</u>	<u>C</u>	<u>D</u>
Office Open Mon-Sat More tenants look for homes on Saturdays	<u>Yes</u>	_____	_____	_____
Live People Answer the Phones	<u>Yes</u>	_____	_____	_____
How Long in Business?	<u>Since 1981</u>	_____	_____	_____
Employees Average Years With Company (as of 11/10)	<u>9</u>	_____	_____	_____
Better Business Bureau Rating (as of 11/10 with NO complaints)	<u>A</u>	_____	_____	_____
24 Hour Response Property Manager on call 24hrs	<u>Yes</u>	_____	_____	_____
Experian Direct Subscriber Immediate credit check	<u>Yes</u>	_____	_____	_____
Monthly & Annual Statements Complete recap of all expenditures to ease tax preparation	<u>Yes</u>	_____	_____	_____
Mgmt. Fee Paid During Vacancy AHP average vacancy time 12 days	<u>No</u>	_____	_____	_____
Eviction Rate	<u>Less than 1%</u>	_____	_____	_____
Written & Image Inspections (video or digital pictures)	<u>Yes</u>	_____	_____	_____
Extensive Internet Marketing	<u>Yes</u>	_____	_____	_____
Connected to Military Housing Office	<u>Yes</u>	_____	_____	_____
Free Bill Payment Service	<u>Yes</u>	_____	_____	_____
Free Legal Advice Available	<u>Yes</u>	_____	_____	_____
Strictly Property Management Does not sell or do loan service	<u>Yes</u>	_____	_____	_____
Actively Involved in Property Management Industry	<u>Yes</u>	_____	_____	_____

Comments: _____