

The Value of Hiring and an Agent to Lease Your Property

Owning a property is very rewarding, yet can sometimes be a headache when you have to worry about finding a good tenant on top of keeping up the building and on other responsibilities in your life. Using the right agent to handle the chore for you can take a load off your shoulders and save you valuable time and energy.

You don't pay for the service, the tenant does

Generally, 15% of one year's rent is paid to the agent, who spends a great deal of time and money **MARKETING** the property and looking for the most qualified tenant.



An agent has extensive knowledge of your neighborhood

Potential tenants will want to know information on nearby transportation, shops, restaurants, community highlights, potential issues, and other necessities for a quality lifestyle, all of which they will provide. In addition, agents typically represent other properties in the neighborhood and cooperate with other agents to bring in additional tenants. They also have a pool of contacts that may bring you additional candidates.

Agents know how to properly screen a tenant

An agent will look at an applicant's financial profile, and ask the right questions to make sure they can afford your rent and that they are financially responsible. Rest assured that they have done everything possible to minimize risk to you.



By signing an exclusive, your agent co-brokers your property to every firm in the city

Your property will be presented for rent to thousands of prospective tenants this way – the more exposure, the greater the chance for the highest price, most qualified tenant, and shortest period of time until someone moves in.

Your exclusive agent will handle the application

This service also includes taking care of the lease package(in coop and condo buildings this can be quite extensive), credit check, and all showings, so you can have more time to commit to yourself to work, family, and other interests.

Broad-based experience that works

Your agent will know how to handle a relocation situation, a foreign tenant without US credit, or a new hire, and how to make sure they are the right tenants or you-or NOT. Their extensive knowledge of NYC/Brooklyn based leases and riders will prove invaluable in protecting your best interests.

