



WHO SHOULD BE RESPONSIBLE FOR YARD CARE?

Owner Responsibility (hiring a professional vendor):

Pro's -

- The property is more appealing and can lead to higher rents & less days vacant
- Overgrown shrubs and bushes can damage the property
- The quality and consistency is almost always better
- Curb appeal is a factor for prospective tenants when considering a rental
- Vendor consistently adjust sprinkler timers and making timely repairs
- Professional care is much cheaper than a complete overhaul as a result of tenant

neglect Con's –

- Can be an added expense
- Accessing backyards with tenant pets present

Tenant Responsibility:

Pro's –

- Can be more cost effective
- If tenant does not complete needed yard care, a professional vendor can be dispatched and the cost charged to the tenant
- FPM does exterior inspections monthly

Con's –

- Tenants could have to purchase new equipment
- Lower quality work
- A good deal of damage can be done to a neglected yard in a short period of time
- It can be a month or two get prior to the issue being identified and rectified
- HOA notices regarding yard care