**Ryan Dupuis**
Realtor®
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# Working with a Realtor to Lease your Property

**Working with a realtor when leasing your property offers several advantages:**

**1. Expert Market Knowledge**
Realtors have access to current market data, including rental rates, demand, and trends. They can help you set a competitive price to attract quality tenants while maximizing your return.

**2. Effective Marketing and Exposure**
Realtors use multiple listing services (MLS) and other marketing channels to promote your property. This exposure increases the chances of finding a suitable tenant quickly.

**3. Tenant Screening**
Realtors have the tools and experience to thoroughly screen potential tenants, including background checks, credit reports, and references. This reduces the risk of late payments or problematic tenants.

**4. Professional Negotiation**
Realtors are skilled negotiators who can handle discussions with potential tenants, ensuring you get favorable terms and conditions.

**5. Time-Saving**
Managing inquiries, showings, and paperwork can be time-consuming. A realtor handles these tasks, saving you time and reducing stress.

**6. Legal Knowledge and Paperwork**
Leasing agreements need to comply with local laws and regulations. Realtors are familiar with these requirements and can help ensure that the lease agreement protects your interests.

**7. Ongoing Support**
Realtors can assist with property inspections, maintenance issues, and renewal negotiations, providing continued support throughout the lease term.

**8. Minimize Vacancy**
By pricing and marketing the property correctly, realtors can help minimize vacancy periods, ensuring a steady rental income.

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**My Fees**

For a residential property my fees are generally just first months rent.

When working with me you usually will get the following services but I am happy to customize to suit your unique needs:

1. **MLS listing:** Your property will be advertised on Realtor.ca for agents in the area to see, maximizing interest and the number of applications for your property. These applications often are stronger and more detailed than private applications.
2. **Signage:** I will install a lawn and or window sign at your property to advertise to passersby that your property is available for lease.
3. **Facebook**: Your listing will be made available on Facebook Marketplace
4. **Screening:** I will handle the collection of applications and complete initial screening on your behalf. This will save you time, stress and help improve the quality of your tenants
5. **Advise:** I will complete a comprehensive analysis of your property and the surrounding area to ensure your rent value is in line with the market. I will also provide feedback around repairs, updates and cleanliness of your property, this is particularly valuable to out of town landlords.

List your lease with me today!

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