



BOSTON APARTMENT HUNTER

Guide for Landlords

BostonApartmentHunter.com rents a wide selection of apartments and condo-quality units, ranging from studio's and lofts to single family and townhouse style homes. We work hard to promote our landlords properties, and act as an important partner in your investment property success.

We stand behind our service, from reference and credit checks to move-in day. We can offer you a quick and intelligent appraisal of the marketability, condition, and value of your rental unit. We have decades of experience servicing Boston proper, the Back Bay, Beacon Hill and the South End communities, and often times have prospective tenants waiting in the wings. Let us do the legwork- we make every effort to find a qualified and compatible match.

For Landlords, we offer credit checks and reference checks with all applications. We regularly advertise our rental listings in print and on our state-of-the-art website, www.bostonapartmenthunter.com, ensuring maximum exposure. We have experienced agent's on-staff who deal specifically with rental property, and who are well versed in writing and negotiating rental and leasing contracts. Best yet, our services are generally provided at little or no charge to the landlord.

How do I list my rental property with Boston Apartment Hunter?

Simply call us at 617-250-8529 or email us at rentals@bostonapartmenthunter.com. Our experienced rental agents can help you determine the right price for your rental property, make suggestions and recommendations that maximize rental income, and will work diligently to find a qualified tenant for your situation.

Will Boston Apartment Hunter need a set of keys?

We ask that you provide Boston Apartment Hunter with a set of apartment keys, to ensure best access to your rental property. We "tag" those keys using a security code, to ensure ambiguity in the rare event they are lost or stolen.

Does it cost anything to list my property?

In Boston, the "finder's fee" (which is the broker's fee for service) is generally paid by the tenant. In some situations, such as those where an apartment is more challenging to

rent, or where a landlord needs a “quick rental”, landlords opt to pay half or the full fee to help entice prospective tenants. The “finder’s fee” is equal to one month’s rent.

Do you check credit, landlord references, and employment references?

Yes. It is standard practice and procedure to have prospective tenants fill out a thorough and detailed rental application, and we diligently check all references. Once a tenant is approved, we encourage a face-to-face meeting between parties, at which time we will sign leases. We handle the preparation of leases, and are happy to add special addendums or provisions that may apply to your particular property.

What area’s does your firm cover?

Our specialty and focus is geared towards Boston proper including the Back Bay, Midtown, Beacon Hill and the South End. We are a full service office and also have experience in the Leather District, Bay Village, North End, West End, Jamaica Plain, Cambridge, and Symphony to name a few.

Should I list my property with more than one agency?

You may list your property with more than one agency, however we generally encourage exclusive rental listings. By listing with us exclusively, you ensure maximum advertising placement, and should your property be challenging to rent, we also cooperate with a close-knit network of agents from other trusted agencies.

To set up an appointment with one of our rental agents, please call 617-250-8529 or visit www.bostonapartmenthunter.com.