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# **Mortgages Collapse, But Mortgage Brokers Still Marketable**

Homes, stores, or offices are all buildings depending upon how they are used. [real estate investors](#) can generate income for businesses and investors when managed correctly; it offers a way to maintain and increase the mortgages resale value for homeowners. Property, condo and homeowner association managers help uphold and improve the investments' worth. Property managers supervise the operation of residential and commercial property and guarantee that they produce revenue and perform as anticipated.

Many times apartment, office building, retail and industrial properties do not have the time or knowledge to properly manage the day to day operations of their establishment. As a result there becomes a need to employ either directly or by indirect means a association manager. The association manager will then manage the mortgages of the common properties and services associated with the apartments, co-ops and planned communities.

The job of a property manager is to attend to all of the financial operations of the property. This includes collecting rent and paying [real estate investors](#), taxes, insurance and maintenance when it is due. Property managers may also be involved paying the other employees who work on the premises. Asset managers work with financial statements and file reports to the owners of the property. The reports contain details about occupancy, leases that have expired and other monetary matters. Homeowners do not pay rent, but if they belong to a homeowners or community association, they will have dues to pay. Community manages collect and handle the dues.

Often, [real estate investors](#) negotiate contracts for janitorial, security, trash removal, and other services. When contracts are awarded competitively, managers solicit bids from several contractors and advise the owners on which bid to accept. They monitor the performance of contractors and investigate and resolve complaints from residents and tenants when services are not properly provided. Managers also purchase supplies and equipment for the property and make arrangements with specialists for repairs that cannot be handled by regular property maintenance staff.

On a day to day basis operations of a single property such as office building, a shopping center, an apartment complex or a community association is the responsibility of the on site manager. To feel safe that the property will be safe and correctly maintained, on site managers keep a routine where they inspect the grounds, facilities, and equipment to see if there are any repairs or maintenance that may need their attention.

Those who work between an on site manager and a property owner are often referred to as property managers, and they work off site. They will advertise empty properties to potential tenants through either a leasing agent or other means, and they will recommend competitive rental rates that reflect the local economy.

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