

Q: What do you look for in a tenant?

A: Tenants are screened using stable income, solid references, credit, and rental history—same as I use for my own properties.

Q: How quickly can you place a tenant?

A: Most homes lease in 2–4 weeks depending on market demand and property condition.

Q: Do I still have a say in who moves in?

A: Yes—owners are consulted before tenant approval.

Q: Who handles repairs and maintenance?

A: I handle most in-house; larger jobs are coordinated with trusted vendors after owner approval.

Q: How do you handle rent and late payments?

A: Rent is due the 1st. I manage reminders, notices, and legal steps as needed.

Q: What happens in an emergency?

A: 24/7 response; I assess and coordinate the fix. Applicable fees and rates apply per rate summary section.

Q: How often are inspections done?

A: If occupied, inspections are performed at least once per quarter. If vacant, inspections are conducted at least monthly, with frequency adjusted for season and area. Owner preferences always take precedence.

Q: What if I want to sell the property?

A: I can assist with prep, realtor coordination, and smooth transition.

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Take the headaches out of investment properties.

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Painter Property Management was started as a natural extension of my own rental property business. I have a background in chemical engineering and began acquiring rental houses part time while working in the power generation industry. My experience in residential construction goes back to when I was about 12 years old, spending summers working for my uncle's construction company through college. Always enjoying that type of work, I wanted to continue in some capacity—so I bought my first fixer-upper after college, completely renovated it, and turned it into a rental property. Around 2022, I began managing properties for others through word of mouth. It became clear that many investors didn't want to deal with the tough parts of rentals—finding good tenants, handling late-night issues, or navigating evictions. I still believe rentals are a great investment and a valuable part of a diversified portfolio, but they require a hands-on approach. That's where I come in. With my construction background, established network, and a garage full of tools, I saw the opportunity to grow this arm of my business. My philosophy is simple: treat your property as if it were one of my own. That mindset drives how I screen tenants, respond to maintenance, and manage every detail.

Tenant Placement: Finding qualified renters with strong background and rental history.

Repairs/Improvements: Handled directly or coordinated with professionals as needed.

Rent Collection: Timely rent collection and financial reporting.

Inspections: Routine and as-needed property evaluations.

Rate Summary:

Monthly Management Fee – 10% of collected rent

Tenant Placement Fee – 50% of 1 month's rent

Standard Labor Rate – \$45/hr

After-Hours Labor – 1.5x standard rate (after 5pm, weekends)

Emergency Response Fee – \$125 flat

3rd-Party Service Coordination – 10% of invoiced amount

Eviction Support – \$200 flat

Inspection Fee – \$75 per inspection

My philosophy is simple: treat your property as if it were one of my own. From selecting tenants to walking through at move out, I follow the same process I do for any of my own rentals I've put my time and money into.