

Remote Property Management Checklist for Colorado Investors

This checklist is designed for real estate investors managing rental properties from a distance. It provides actionable steps to ensure smooth operations, tenant satisfaction, and asset protection while investing in Colorado rental markets.

- 1. Use property management software for rent collection, maintenance requests, and lease renewals.
- 2. Establish a network of trusted local vendors (plumbing, HVAC, electrical, landscaping).
- 3. Schedule quarterly or semi-annual professional inspections with photos and reports.
- 4. Require tenants to pay rent electronically (ACH transfers or online platforms).
- 5. Create clear tenant communication channels (dedicated phone line, email, or online portal).
- 6. Hire a part-time local assistant or handyman for emergencies and tenant support.
- 7. Set aside reserves or use financing (DSCR loans, SBA, or bridge loans) for repairs and capital improvements.
- 8. Document all inspections, repairs, and tenant communications for legal and financing purposes.
- 9. Include clauses in the lease agreement outlining online rent payments and emergency procedures.
- 10. Partner with GHC Funding to secure flexible financing options that support remote property management.

Tip: Remote property management becomes easier with the right systems and financing. Visit GHC Funding (www.ghcfunding.com) or call 833-572-4327 to explore DSCR loans, SBA 7a, SBA 504, Bridge Loans, and Alternative Real Estate Financing tailored for Colorado investors.