



VICTOR O. SCHINNERER & COMPANY, INC.

# risk management reporter

Information and Risk Management Ideas for Real Estate Professionals

## TOP CLAIMS AGAINST RESIDENTIAL PROPERTY MANAGERS

1. Failure to properly screen rental applicants for financial stability.
2. Failure to maintain property in a safe manner to avoid injury or property damage.
3. Failure to maintain accurate rent receipts and records.
4. Alleged violation of the Fair Housing Act/ Discrimination in renting property.
5. Failure to locate renters for leased property.
6. Alleged wrongful eviction.
7. Failure to perform repairs to rental property as needed.
8. Failure to collect rent or security deposit.
9. Misrepresentation of zoning ordinances of leased property.
10. Failure to disclose lead paint.
11. Alleged negligence in allowing pets to live at property.
12. Failure to maintain insurance on property (NOTE: This is not covered under E&O)