



WHO SHOULD BE RESPONSIBLE FOR YARD CARE?

Owner Responsibility (hiring a professional vendor):

Pros:

- The property is more appealing and can lead to higher rents & fewer days vacant
- Overgrown shrubs and bushes can damage the property
- The quality and consistency are almost always better than when a tenant is responsible
- Curb appeal is a factor for prospective tenants when considering a rental
- Vendors consistently adjust sprinkler timers and make timely repairs
- Professional care is much cheaper than a complete overhaul as a result of tenant neglect

Cons:

- Can be an added expense
- Accessing backyards when there are pets present can be challenging

Tenant Responsibility:

Pros:

- Can be more cost-effective
- If tenant does not complete needed yard care, a professional vendor can be dispatched and the cost charged to the tenant

Cons:

- Tenants could have to purchase new equipment, which may lead to less interest
- Lower quality work
- A good deal of damage can be done to a neglected yard in a short period of time
- It can be a month or two for an issue to be identified and then rectified
- HOA will often send out violation warnings for yard care if it is being neglected