

REMS AZ ***in*** ***The Valley of the Sun***

Monthly Feature: Things you MUST know about your Air Conditioner

By TJ Loegering, Jr., Designated Broker

Did you know that annual air conditioner maintenance can double, even triple the life of the air conditioner unit in your rental property? Yes, it can! The majority of our tenant calls for air conditioning service are due to dirty coils that cause the unit to overwork.

I have been told by HVAC vendors that during the hot summer months a/c filters should be changed once monthly and some even recommend changing the filters weekly! So, how do you get tenants to change filters?

REMS-AZ informs all of our tenants that if a service call is made and the A/C vendor finds a dirty filter the tenant may be held responsible for damage to the unit. Tenants are also informed that dirty filters can actually increase their electric bill! Now that's an incentive to change filters!

Remember, a new a/c unit can sometimes cost as much as FIVE THOUSAND DOLLARS! Repairs to air conditioners are also fairly pricey. The typical vendor in Arizona charges approximately \$65.00 per hour and many have a two hour minimum to allow for driving time to and from the jobsite. Changing filters really does prove that "an ounce of prevention is worth a pound of cure!"

Call us for more information or to discuss property management for your most valuable asset...YOUR RENTAL PROPERTY!

