

YOUR MANAGERS' REPORT

July/August 2003



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Property Management
For Your Clients?**

**The Worth Ross
Management Co., Inc.
Three ★ Star
Commitment To You**

- ★ Free, no obligation, rental estimates for you and/or your client when needed
- ★ We will provide professional Property Management Services for your clients, (see our services on page 2) & pay a referral fee
- ★ When it's time for your client to sell, we will not compete for your client in the sales market

Call Us Today!

**Worth Ross
Management Co. Inc.**

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★★★

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MOLD - EVERYONE'S CONCERN

Mold has been around a long time – literally, as long as there have been living organisms. Therefore, it may seem strange that it has become such an important and potentially dangerous issue. However, mention the possibility of the existence of mold to any reputable Property Manager or Real Estate Agent, and it gains immediate and urgent attention.

As you know, the damages awarded by the courts have not been hundreds of dollars, but in the *millions!*

What constitutes mold?

Mold is actually found everywhere, indoors and outdoors, and is, simply, living fungi. Although there are thousands of different species, there are generally five types of mold found in homes. They are Penicillium, Alternaria, Aspergillus, Cladosporium, and Stachybotrys Chartarum, commonly know as “black mold.” It is Stachybotrys Chartarum, the “black mold” that is considered the most dangerous of the molds, but no type of mold should be ignored. In addition, “black mold” does not necessary appear black, which can be deceiving, and any mold can appear dark..

What is the danger from mold?

Too much exposure to a toxic mold can cause serious health problems for some people.

What causes mold?

Mold comes from many sources, but it does need three things to grow and continue. They are light, moisture, and a food source. Food source does not necessarily mean something like old pizza; it can be the carpet, carpet pad, glue for wallpaper, building

materials, standing water, and much more.

Mold can come from leaking plumbing, running toilets, condensation and steam, roof leaks, moisture, flooding, poor drainage, poor ventilation and more.

What can prevent mold?

Keeping the property in good condition at all times is the key to preventing mold. Precautionary measures are definitely more cost effective. Making sure plumbing works properly and water is not collecting anywhere, having adequate ventilation (working windows, heating and air-conditioning), can prevent a lot of mold problems. Little problems have a way of becoming bigger costlier problems.

What steps can be taken if mold is found?

- First and of utmost importance, do not ignore any issue concerning mold and advise you clients immediately, making full disclosures.
- If you are notified that a mold situation exists, ask questions, and take the necessary steps .
- Hire professionals to determine the extent of the damage and/or to clean up the mold.

Protect yourself and your investor from costly lawsuits. 🏠



Have A Happy July 4th!

WORTH ROSS MANAGEMENT Co., INC., PROPERTY MANAGEMENT AT ITS BEST
WE PAY YOU REFERRALS AND YOU KEEP YOUR CLIENT!

Worth Ross Management Co., Inc. specializes in residential property management in the greater Dallas area. We have years of experience in single family homes, duplexes, triplexes, fourplexes and apartments. A full-service Property Management company, we pride ourselves on “*professional Property Management*” and attention to our clientele. It is our commitment to landlords that we constantly update within our company regarding legislation, rental market trends, maintenance issues, and have a commitment to keep our clients “*informed.*” The Worth Ross staff are proud members of NARPM®, the National Association of Residential Property Managers and NAR®, and the Greater Dallas Association of Realtors. Memberships in these organizations keep us in tune with all markets, which means greater assistance to landlords and real estate agents.

To you, the professional Real Estate Agent, we make a commitment to serve your client and guarantee that when they are ready to sell, we will NOT compete for your sales business. You Lease, we Manage, and send you a referral fee - or - we Lease, we Manage, and send you a referral fee for both. You decide, but when the owner wants sales comps or tells us their thinking about selling, we will send your client back to you.

This newsletter is intended to assist you with your client’s needs and to pass on to you important information in the rental industry, and therefore, benefits you and your clients. *Give us a call today and let us know how we can assist YOU!*



4145 Travis St., #204
 Dallas, TX 75204

\$\$ We Pay Referrals \$\$

WORTH ROSS & ASSOCIATES SUPPORT TEAM!



**“THE”
 PROPERTY
 MANAGEMENT
 EXPERTS**

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