

YOUR MANAGERS' REPORT

November/December
2003



**Need Professional
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.**

4145 Travis St., #204
Dallas, TX 75204

1-800-522-9119
(214) 522-9100
(214) 528-6889 Fax

worth@worthross.com
www.worthross.com

★★★

Our Services

Area management specialists
Rental marketing
Tenant screening
Prompt rent collection
Communication with clients
Monthly statements
Equal Opportunity Housing
Professional documentation
Reliable maintenance vendors
Members/industry organizations

THE KNOWLEDGEABLE INVESTOR... SOLDIERS & SAILORS RELIEF ACT

President Bush ordered thousands of active duty military and National Guard reservists deployed to the Middle East. This changed the financial picture of families and will impact industries, organizations, and businesses. The property management field is not immune from this development. The Soldiers' & Sailors' Relief Act of 1940 gives certain rights to military personnel at times like this in regards to their lease commitments.

Section 530 of the Act is as follows:

No eviction or distress shall be made during the period of military service in respect of any premises for which the agreed rent does not exceed \$1,200 per month, occupied chiefly for dwelling purposes by the wife, children, or other dependents of a person in military service, except upon leave of court granted upon application therefore or granted in an action or proceeding affecting the right of possession.

There is more to Section 530, but to simplify:

- A tenant does have the right to terminate a lease upon receiving orders, but normally is required to give a 30-day notice.
- A tenant and/or his dependents cannot be evicted during this time, unless it can be proven that military service does not affect their ability to pay rent and if the rent does not exceed \$1200.

- Additionally, there must be a court order to evict a tenant and a stay can be granted to the tenant. Normal eviction proceedings do not prevail under these circumstances.
- This does not excuse the tenants from paying rent, but can give them relief if there is difficulty paying.
- This Act applies to both reservists and active military and can be after the lease is negotiated and after orders received.

The best course of action is to have empathy with the tenant and work with them to resolve the situation to everyone's satisfaction. Once the situation is determined, work out a payment plan if needed, and when necessary, cancel the lease. Only by working together can landlords and tenants make the best of a difficult situation. You can obtain more information on the Soldiers' & Sailors' Relief Act of 1940 at <http://www.defenselink.mil/specials/Relief Act Revision>.

**Have a Safe & Happy
Holiday Season**



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. In 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**

<i>Contact</i>	<i>Position</i>	<i>Bus. Phone</i>	<i>Ext.</i>	<i>E-mail</i>
Worth Ross	Broker/Owner	214-522-9100	202	worth@worthross.com
Kevin Curran	Agent	214-522-9100	212	kevin@worthross.com
Oliver Roberts	Agent	214-522-9100	207	oliver@worthross.com
Melissa Zacha	Agent	214-522-9100	214	melissa@worthross.com
Katrina Mitchell	Work Order Supervisor	214-522-9100	204	karina@worthross.com
Helen Wright	Accounting	214-522-9100	205	helen@worthross.com
Ping Liu, CPA	Accounting	214-522-9100	211	ping@worthross.com
Terri Chamness	Association Mgr.	214-522-9100	201	terri@worthross.com