

May/June 2006



**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

INVESTORS AND HANDICAPPED TENANTS

Fair Housing is simple – *do not discriminate*. While this may be a basic principle, it is often not “easy” to follow, particularly in the area of handicapped or disabled persons. Many investors often do not know or understand the legal requirements when it comes to renting to handicapped tenants, which can lead to costly lawsuits. Courts do not tolerate ignorance of Fair Housing laws and penalties can be extremely steep regarding discrimination against the disabled.

The most prominent Fair Housing laws involved are Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), The 1988 Fair Housing Amendments Act, and Title II of the American Disability Act (ADA) of 1990, although there is more Fair Housing legislation.

Fair Housing defines “handicap” as:

- A physical or mental impairment which substantially limits one or more of a person's major life activities
- A record of having such an impairment
- Being regarded as having such an impairment

Property owners cannot refuse to rent to a handicapped person if they are qualified to rent the property. Under ADA, owners may not inquire if a person has a disability, or ask questions concerning the nature or severity of a disability. However, they can make the following inquiries if they ask them of all applicants:


- Inquire into applicant's ability to meet requirements of tenancy
- Inquire whether an applicant is qualified for a dwelling available only to persons with handicaps or a particular type of handicap

There are several areas regarding the disabled that can lead to trouble – one is that of assistance animals. These animals are not “pets” under Fair Housing laws and owners cannot charge “pet deposits” or increased deposits for a handicapped/disabled person who needs an assistant animal. While they cannot refuse the animal, owners can require the proper paperwork from disabled tenants or applicants before allowing the animal in the residence.

Property owners also cannot refuse to rent to handicapped tenants who require modifications to a dwelling. The 1988 Amendments Act requires that landlords allow persons with disabilities to make reasonable modification necessary at their own expense. Examples of this are widening doorways, installing grab bars, and lowering kitchen cabinets. In rentals, landlords may, where reasonable, require that the original condition be restored when the tenant vacates the premises.

The 1988 Fair Housing Amendment also set up new requirements for new housing and HUD publishes technical assistance to builders, developers, and others regarding new construction.

There is, of course, so much more to the Fair Housing Acts that govern the disabled that we cannot cover in this article space.

As management professionals, we understand the importance of following all Fair Housing laws to protect the investor. Refer your clients to Worth Ross Management Co. for professional property management services to protect their investment. 

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

Worth Ross 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



This newsletter is intended to be a service to you; if you wish to be removed from our mailing list, please call (214) 522-9100

Contact	Position	Bus. Phone	Ext.	E-mail
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	216	melissa@worthross.com
Chris Vogel	Agent	214-522-9100	215	chris@worthross.com
Jere Becker	Agent	214-522-9100	214	jere@worthross.com
Jamillah Gardner	Work Order Supervisor	214-522-9100	204	jamillah@worthross.com
Jayne Morin	Accounting	214-522-9100	205	jayne@worthross.com
Ping Liu, CPA	Accounting	214-522-9100	211	ping@worthross.com
Terri Chamness	Association Mgr.	214-522-9100	201	terri@worthross.com