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Management Co., Inc.
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- ★ 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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Dallas, TX 75204

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**worth@worthross.com
www.worthross.com**

★★★

Our Services

Area management specialists
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Reliable maintenance vendors
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Habitability

What is habitability and why is it so important? Essentially, it is anything that endangers the livability of the property and the health and welfare of the tenants. Many common problems are heat, plumbing, major roof leaks, unsafe electrical, carpeting, stairways, or sidewalks, etc. Very few things can be more costly to an investor than ignoring anything that involves tenant safety.

If a problem exists and the property owner does not provide the maintenance required to solve the problem, they can incur major losses of rents and/or damages. The court has a very dim view of property owners that ignore the safety of their tenants. The court puts the burden of proof on the owner.

Over the years, courts have made many habitability rulings based on the Uniform Residential Landlord and Tenant Act, the URLTA. When faced with a difficult case between Landlord and Tenant, a judge will often consult the many points of this Act before rendering a decision. Important Federal and State Landlord/Tenant Law often stems from these judgments.

A number of states have based their statutory law on this act or the Model Residential Landlord-Tenant Code. Interpretations can vary with different judges and in different states. In addition, states will often model their legislation on rulings based on those of *another* state. Many people are unaware of the

existence of these acts and their impact on tenant relations.

Landlord-tenant law in the United States originated from English common law developed within an agricultural society. The URLTA stems from this. The basic purposes of the act were to:

- Simplify, clarify, modernize, and revise the law governing the rental of dwelling units and the rights and obligations of landlords and tenants
- Encourage landlords and tenants to maintain and improve the quality of housing
- Make uniform the law with respect to the subject of this Act among those states that enact it
- There are many specific definitions included such as good faith, building, and housing codes, dwelling unit, landlord, owner, person, premises, rent, rental agreement, single-family residence, tenant, etc.

Unfortunately, many property owners often ignore the potential liabilities of maintenance that involves "habitability." These actions have lead to major legislation, such as Fair Housing, lead based paint, and mold, which has a far-reaching effect on property owners and tenants.

As professional property managers, we have the expertise to help your investors with these issues. Have your clients contact us so we can assist them with 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, “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

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