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Property Management
For Your Clients?**

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Management Co., Inc.
Three ★ Star
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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, Texas 75219

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**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

AVOIDING THE LANDMINES OF MANAGING PROPERTY

There are so many ways that a landlord can find themselves in trouble, but here are the seven most prevalent areas that can lead a property owner into the no mans land of litigation when it comes to managing their own property.

Ignoring Proper Screening

Most property owners do not have the tools to select tenants. This is often the source of most of their future tenant problems - choosing the wrong applicant.

Ignoring Documentation

There are still property owners today who still think a handshake and an oral agreement is an acceptable way to enter into a landlord/tenant agreement. Then when a problem occurs, they only have their "word" against that of the tenant. They need the protection of good written documentation.

Ignoring Proper Notice to Enter

Too often property owners think that because they hold the deed on the property, they have the right to enter at any time. They fail to realize that it is the tenant's home and there are very state specific landlord/tenant laws regarding the right to enter the property.

Ignoring Maintenance

Failing to take care of property maintenance is literally begging for a landlord/tenant dispute. Often owners do not realize that providing reasonable and sometimes required maintenance can lead to major lawsuits.

Ignoring Deposit Refunds

Whose money is it? Is keeping the money worth a court appearance? The security deposit laws and tenant rights regarding their deposit are often difficult to interpret.

Ignoring the Law

Nothing spells disaster like ignorance of Fair Housing, the Privacy Act, the Environmental Protection Act (particularly lead-based paint and mold), Fair Credit Reporting Act, and much more. The courts show no mercy for landlords who claim ignorance of the law.

Ignoring Good Insurance

Many fires, earthquakes, tornadoes, hurricanes, and flooding have been prevalent and devastating in the past few years. It is crucial to have the best rental policy possible.

These seven items cover a lot concerning managing rental property. In addition, owners want to avoid paying management fees, the biggest landmine of all. They can avoid most issues by hiring Professional Property Management. The key here is "professional." They need to be as careful to select the right company as they would select a doctor or an attorney.

Counsel your clients when they purchase their property. Point out the landmines they can easily step on and have them contact our company to help them avoid these pitfalls and enjoy a successful investment. We know how to avoid the landmines. 🏠

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!**



3710 Rawlins Suite 850
 Dallas, Texas 75219

\$\$ 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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