

Nov / Dec 2007



**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.**

3710 Rawlins Suite 850
Dallas, Texas 75219

**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

MAKING THE MOST OF AN INVESTMENT

For most property owners, rental property is for investment and tax-saving advantages. However, it is important for investors to take advantage of all the deductions available. Here are common taxable items for rental property.


When purchasing or selling investment property, investors should provide their tax professional with closing papers showing taxable items.

- Amortization of points and other loan costs on investment loans
- Assumption fees for taking over a mortgage
- Exchange fees for 1031 exchanges
- Insurance, taxes, and utilities paid during escrow

Property owners should review all expenses related to their rental property during the year for all valid tax deductions, such as:

- Mortgage interest
- Homeowner association dues
- Property taxes
- Insurance - including fire, theft, flood, landlord liability, and any worker's compensation policies
- Depreciation, when applicable
- Professional fees – attorney, accountant, etc.
- All property management costs – management fees, leasing, or other related fees
- Bank maintenance, late charges, and service fees related to the rental property

- Repairs and maintenance
- Major rehabilitation - this could require depreciation over a period of years.
- Utility payments paid by the investor during a vacancy or while occupied
- Marketing expense
- Incentives to attract or maintain tenants, such as cable or satellite installation, free memberships in a local establishment, renters' insurance paid by the owner, or a free holiday turkey.
- Casualty losses - rental property damaged or destroyed by a sudden accident (such as flood, hurricane, or fire) could be a tax deduction. How much property damage and what the insurance policy covers determine deductions on all or part of the damage (casualty loss)
- The Internal Revenue Service does make some allowances for home businesses and travel. It is important that owners research this carefully to meet IRS requirements. They should consult a tax professional or the IRS.

Encourage your clients to make the most of their investment. Providing them with this list of tax deductions may even inspire them to purchase, sell, or exchange rental property. Remember, our fees are deductible and we are here to assist your clients with *professional property management*. 

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 \$\$



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

WORTH ROSS & ASSOCIATES, “THE” PROPERTY MANAGEMENT EXPERTS

Contact	Position	Bus. Phone	Ext.	E-mail
Worth Ross	Broker/Owner	214-522-9100	202	worth@worthross.com
Kevin Curran	Property Manager	214-522-9100	212	kevin@worthross.com
Oliver Roberts	Property Manager	214-522-9100	207	oliver@worthross.com
Melissa Zacha	Property Manager	214-522-9100	210	melissa@worthross.com
Chris Vogel	Property Manager	214-522-9100	215	chris@worthross.com
Steve Smith	Property Manager	214-522-9100	219	steve@worthross.com
Chris Hyzy	Property Manager	214-522-9100	218	chris1@worthross.com
Lynn Biggerstaff	Work Order Supervisor	214-522-9100	209	lynn@worthross.com
Jayne Morin	Accounting	214-522-9100	205	jayne@worthross.com
Ping Liu, CPA	Accounting	214-522-9100	211	ping@worthross.com