

Jan/Feb 2008



**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  
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(214) 528-6889 Fax**

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

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### **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

## **WHEN A TENANT QUILTS**

When the rent does not come in and a notice to pay rent or quit is served. The majority of tenants pay the rent. But what if the tenant decides to "quit?"

The first reaction is usually anger and outrage because the owner will not have the rent and there is a high probability there will be damage. However, it is more productive to take a different perspective.

- It is better to have a sudden vacancy than go through the strain of waiting to see if they are going to pay, working through the excuses and a tenant stalling for time.

- The owner now does not have to make the agonizing decision to start formal eviction proceedings or spend time waiting for the rent.

- Bypassing an eviction means avoiding more expenditures and time to remove the tenant.

- If the current tenant is not going to pay the rent, it is better to have the property back procure a paying tenant.

- The security deposit can be applied to damages/loss of rent.

### **Can the owner take possession?**

Yes, if a tenant abandons the property. If they have left personal property in the residence, then consideration has to be given to the value of what is left behind and how to dispose of it.

**Do they still owe the rent?** If there

is a lease, the tenant will still owe the rent until the property is re-rented or the ending date of the lease, whichever comes first. If they are on a month-to-month tenancy, the rent is what is specified in the rental contract.

### **Does the owner still have to send a statement on a security deposit?**

Yes. This protects the owner and should comply with state law.

### **Can investors report them to a credit reporting agency?**

Yes, as long as there is attempt at notification, written documentation, and if the rental agreement and/or notice to quit contains important wording about reporting them to a credit reporting agency. This is required under Federal Credit Reporting Act law.

### **Can the owner still seek damages?**

Yes, they can seek damages in any situation if a tenant owes rent or damages. The first step is to obtain a judgment in small claims or report the loss to a credit reporting agency.

### **How can they avoid this situation?**

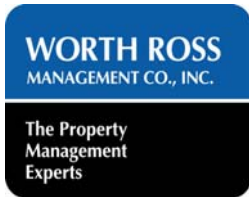
Investors need to use a professional Property Management Service. The first step in our company is to obtain a qualified tenant to avoid this situation. However, there are no guarantees, but we do know the right procedures to take if this unfortunate turn of events happens.

Have your clients contact our management company today so we can assist them with a successful investment experience.

**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**.



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

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