

WORTH ROSS
MANAGEMENT CO., INC.

The Property
Management
Experts

YOUR MANAGERS' REPORT

August/September 2004

The Worth Ross Tenant Newsletter Service

Celebrate Labor Day September 6, 2004

Your Worth Ross & Associates Team!

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What Is A Good Tenancy?

We have many good tenants. Long-term tenancy is a benefit to rental and credit history.

As a tenant, you need to be aware that how you handle your tenancy can affect many areas of your life. It is more than just paying the rent, although that is a priority. It is a partnership between tenant and property owner. Please review the following factors that will follow you as your proceed through life.

Financial Responsibility

Just "paying the rent" is not enough. "Paying the rent on time" is the key to having good tenant history. If you are continually tardy, it will contribute to a poor report, or the worst-case scenario, a wrecked credit rating.

Why does good payment history matter? Ultimately, it can mean denial of credit. This could mean applying to get a credit card or for buying a car, furniture, possibly, a property. The larger the responsibility, such as a home purchase, the more your important rental history becomes. Mortgage companies simply do not want to risk extending credit to someone who cannot pay their obligations.

Property Condition

Just as poor payment can follow you around, so can the lack of care of your residence. This is a major factor for renting a property.. Owners and property managers look for "good tenants." If they obtain any information that you have been destructive or exhibited a lack of responsibility for the property, they have grounds to deny your application.

Keeping the property clean, orderly and reporting maintenance are your responsibility. If you allow unreported problems that cause more damage, you are liable and in the eyes of owners and managers, irresponsible. Remember, this is a partnership. Additionally, it is good training for caring for your future home purchase.

Proper notices

Giving proper notice is the next key to good tenant history. You should read the rental agreement before you sign to rent the property so you understand the expectations before you move in. A rental agreement is legally a binding document. When you are anticipating a move, read it again and comply with the terms to

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Report Your Maintenance On The Internet!

Did You Know?

Did you know that you could report your maintenance on our updated Web Site? It's easy, just go to www.worthross.com and choose Resident Information, and then, Maintenance Form. Just fill in each item, tabbing from one to another, and send. We will send a confirmation e-mail to you.

Know someone who is looking for a home?

Know a homeowner who would like to rent out their home? Refer them to us and we will reward you. We just need a name and telephone number of the person you are referring, or simply have them mention your name when they call us. Call, fax, or send us an e-mail to earn your reward today.



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keep your rental record in the best possible condition.

Move out condition

You pay the rent on time, you report maintenance, you keep the property clean, and you give proper notice. Do not wreck this great record by leaving a mess in the property. When anyone moves, there is a mess – dirt shows up that you just did not know existed. Add leaving the property in good condition to the above, and achieve the ultimate success – good tenancy!

Tips for Hot Weather

August and September can be very warm months. Here are a few tips to help beat the heat.

- Close the windows and doors early to keep in cool morning air.
- Close blinds, draperies and any other window coverings as well to prevent heat from coming in.
- Keeping house plants can add to the moisture in your home and is considered healthy, but be sure to keep them hydrated during the hot weather.
- Plan cold meals for evening and avoid running the oven or any other appliance which can add heat.
- Avoid running the clothes dryer when possible, but if necessary, do it early or late in the day.