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The Worth Ross Tenant Newsletter Service

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**DON'T FORGET -
It's Important to
Report Your Maintenance!**

MAKING A HOUSE A HOME

The owner looks at his property as an investment. When you rent, the landlord's property becomes your home, along with the responsibility to take care of it and pay the rent.

Many rental properties have a bland or neutral look throughout. There are exceptions, but most property owners try to avoid conflicts with residents' furnishings. Generally, rental contracts contain clauses that tenants are not to alter or modify the property. This is usually because the landlord wants to maintain a neutral color scheme for marketing to future tenants.

If you, as a resident, wish to alter or change your residence, you need to contact your property manager to find out if the owner will grant your requests for alteration. It is best to detail in writing what change you want, what it will cost, who will do the work, and any other necessary details. More often than not, investors will say turn down these requests unless it is a necessity or will be an improvement that works for future tenants.

What is important is that you do not alter your residence permanently or physically without permission. Despite the fact that this is now your home, it is still the owner's property. If the owner will not consent to your alteration request, you need to consider what other ways you can make changes without altering the property. There are many options available to do this.

Use color

If you cannot change the carpeting, linoleum, or any other flooring, consider buying an area rug that will bring out the colors that you like and lessen the neutral look. Just make sure that the underside of the carpet will not damage the existing flooring - you may need to use an appropriate carpet pad. Also, ensure that the area rug will not cause someone a possible injury by sliding, slipping, or rolling.

When you cannot paint the walls with your favorite color, there are several ways to brighten the room.

- Collect posters or prints, put them in frames, and make an interesting grouping.
- Buy an interesting piece of material to compliment your furniture or color scheme. Frame it and hang it on the wall.
- Frame a collection of family photos and turn them into an attractive collage.
- If you are a collector of interesting items, such as pottery hangings, memorabilia, or unusual objects, use them to decorate walls or spaces.
- Buy colorful pillows and throws to place around your home, a simple and fun way to add color anywhere. Many stores specialize in these items.

Use Mirrors

Perhaps the room looks small; strategically hanging mirrors can

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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?

Do you 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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make a room seem larger. Use them to reflect an interesting object or plant. If you have a heavy mirror (or any object), check with your property manager on what is the proper method to hang it without causing damage.

Use Plants

Plants are not only a great way to add color and decoration, but can improve your health because they improve air quality. Make sure they have the right light, are watered regularly, and sit in waterproof containers that do not leak onto flooring or furniture. Putting a large plant in an empty corner or space can do wonders for a room. If you are hanging plants, seek advice on the proper way from your property manager. If you do not have a green thumb, consider using silk plants and flowers. If you do not want to spend a lot of money, you might find them, along with other interesting decorator items, at garage sales, thrift stores, or flea markets. If you have permission from your property manager and there is no conflict with a homeowner's association, you can add annuals or perennials to the exterior of your home. Use appropriate flowerbeds so you do not disrupt existing landscaping or lawn. You can also use potted plants on a patio or porch to create interest and appeal.

Your residence does not have to look like a "rental." With some time, thought, and a few dollars, you can give a house "your personal look" and make it your home. 🏡