

Compass Realty Management Group

"Pointing your investments in the right direction"



Next Month's Newsletter:
Are You Prepared?

Plan Winter Maintenance Now

Thinking about winter maintenance needs for your investment before the season hits can often save you money. An extra benefit is that it can help keep tenants happy. For example, if you wait until the rains or winds come and the roof leaks, you will be competing with everyone else to have the work done because roofing contractors are at their busiest. This can mean major delays and higher costs. When the weather is better, contractors may not charge as much because their workload is lighter and they are looking for more work. Tenants can become unhappy with the inconvenience of a leaky roof but if the problem is severe enough, there can be loss of rent because of uninhabitable or unsafe conditions.

Compass Realty Management

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We are here for you!

We provide you with professional management services for residential properties throughout the metro Atlanta area. Our business focus is to care for each individual customer and cater to their individual needs in order to deliver the highest level of personalized service at a minimal cost. Our caring Attitude and commitment to the highest standards of integrity will keep us in the forefront of the industry and will always be the focus of our property management services. We are detail oriented and leave nothing to chance ensuring that we uphold your best interest well into the

There are many areas where early winter maintenance can be a benefit. Here are items to consider during summer and fall months to see how you could avoid unnecessary repair expense or tenant problems.

Heating-Heating is simply a necessity and in the eyes of the legal system, it is a requirement for the health and safety for tenants. You could experience loss of rent if the tenants are without heat for an unreasonable amount of time. Having the heating system checked out yearly before cold weather hits could avoid bigger maintenance problems and making necessary repairs can prolong the life of the heating unit.

Walls, foundations, windows, doors, and plumbing-Checking walls, foundations, windows, doors, and plumbing can reveal problems with moisture, leaking, cracking, drafts, and more. It is truly important to avoid water and moisture problems that could lead to toxic mold - one of today's biggest liabilities for investors.

Gutters

Having gutters and downspouts leaned and if necessary, repaired after leaves fall and before heavy rains hit can reduce damage and avoid other problems. Many landlords want tenants to do this but it can become a safety issue. Having a qualified vendor handle the problem can be a safer and more cost effective solution.

Roofs- It pays to have the roof checked for missing materials, hanging branches, and any other damage. Have repairs completed before winter weather hits to avoid unnecessary damage and expense inside of the property. You may not be able to avoid

winter storms but the roof may hold up better if maintenance is completed. Proper maintenance can also extend the life of the roof.

Chimneys, fireplaces, and smoke alarms/detectors- If your investment has a fireplace and chimney, having a yearly checkup can prevent fires and/or other safety issues. Of course, a working smoke alarm/detector is the first safeguard.

Driveways and sidewalks- Damaged or cracked driveways and sidewalks can be a safety issue. Many times you cannot repair them during bad weather, leaving it open to more liability. Contractors are more likely to give you a better price during better weather.

Porches, patios, decks, retaining walls, fences, and landscaping- Again, these are items where necessary repairs can extend their life. Major tree roots can cause many problems, such as broken sidewalks, raised driveways, and problems with sewers. You can often avoid these liabilities.

You may not be experiencing any maintenance problems with your investment property at this time. However, it pays to review where you could avoid larger expense and avoid liability by addressing them early. You can review winter maintenance now and perhaps plan on starting earlier next year.



Our Services

- Full-service residential property management
- Aggressive rent collection
- Technology driven company
- Extensive advertising/marketing of vacancies
- Competitive rental/leasing rents and rates
- Friendly, efficient full-time office staff
- Year end - tax ready summary statement
- Easy-to-read computerized monthly financial owner statements/reports
- Access to reliable, licensed and insured maintenance contractors
- Supervise/coordinate maintenance
- Thorough tenant screening
- Administer legal proceedings, if necessary
- Cooperate with Real Estate agents
- 24 hour/7 days a week availability for emergencies
- Digital photographs of available rentals on our website

Announcements

Check Your Insurance: Events can happen - flood, extreme heat, hurricanes, fire, and more! It is important to check your insurance to obtain the best coverage possible and ensure that it is current. Review now with your insurance agent before a disaster/emergency occurs.

If An Emergency Occurs: Our first priority during any emergency is to handle the situation, taking any necessary measures for the safety of your property and your tenants. Then, we will contact you as soon as we are able.

