

Compass Realty Management Group

"Pointing your investments in the right direction"



Next Month's Newsletter:

Pest Control and Your Investment

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

The Impact of URLTA

Over the years, courts have made many rulings based on the Uniform Residential Landlord and Tenant Act, URLTA. When faced with a difficult case between Landlord and Tenant, a judge will often consult the fine points of this Act before rendering a decision. Important Landlord/Tenant Law often stems from these judgments.

A number of states have based their statutory law on this act or the Model Residential Landlord-Tenant Code. Interpretations can vary with different judges and in different states. A state can often model their legislation on rulings in another state. Many people are unaware of the existence of either one of these acts and their impact.

Landlord-tenant law in the United States originated from English common law developed within an agricultural society. The basic purposes of URLTA were to:

1. Simplify, clarify, modernize, and revise the law governing the rental of dwelling units and the rights and obligations of landlords and tenants
2. Encourage landlords and tenants to maintain and improve the quality of housing
3. Make uniform the law with respect to the subject of this Act among those states that enact it

This Act regulates landlord-tenant relations in residential properties. There are specific definitions included such as good faith, building, and housing codes, dwelling unit, landlord, owner, person, premises, rent, rental agreement, single-family residence, tenant, etc.

As you review some of the points of this act, you will recognize many terms that influence residential property management law and required forms, such as a lease or notice to vacate. The Act outlines obligations of both landlord and tenant.

- Obligation of Good Faith
- Notice - actual knowledge or notification
- Terms and Conditions Effect of Unsigned or Undelivered Rental Agreement
- Prohibited Provisions in Rental Agreements
- Separation of Rents and Obligations to Maintain Property Forbidden
- Security Deposits; Prepaid Rent
- Disclosure
- Landlord to Deliver Possession of Dwelling Unit
- Landlord to Maintain Premises

- Limitation of Liability
- Tenant to Maintain Dwelling Unit
- Rules and Regulations
- Access
- Tenant to Use and Occupy
- Noncompliance by the Landlord - in General
- Failure to Deliver Possession
- Wrongful Failure to Supply Heat, Water, Hot Water, or Essential Services
- Landlord's Noncompliance as Defense to Action for Possession or Rent
- Fire or Casualty Damage
- Tenant Remedies for Landlord's Unlawful Ouster, Exclusion, or Diminution of Service
- Noncompliance with Rental Agreement; Failure to Pay Rent
- Failure to Maintain
- Landlord Liens; Distress for Rent
- Remedy after Termination
- Recovery of Possession Limited
- Retaliatory Conduct Prohibited

There are more provisions within URLTA, but you can see the influence it has on our management practices today and the results show clearly in both Federal and State legislation. As time goes on, there will be more and more decisions based on the varying interpretations of URLTA.



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.

