



CASA RENTAL MANAGEMENT

2023 SPRINGTIME OWNER NEWSLETTER

SPRINGTIME IS MAINTENANCE TIME

Casa Rental Management recommends that a roof inspection and duct cleaning is completed in the Spring.



PROPERTY INSPECTIONS AND REPAIRS

A residential property inspection is quite different from an insurance inspection. A CASA Rental Management inspection looks for the immediate condition of the property as well as determining any repairs that are required to avoid future issues. A tenant cannot make the repairs themselves. There are exceptions for example a plugged toilet can be plugged, however if this does not resolve the problem a contractor will be called. The responsibility for the repair could go either way, wear and or tenant caused and the contractor will assess. Water is one of the primary causes of damage in a residential rental property, this is an area that should be maintained to avoid any extensive water damage.

Power washing is one thing that can keep the properties clean and safe. Grip strips added to stairs reduces the chance of falling and injury!



Please note: if the tenant is unable to use an appliance, deck, or balcony for example, for an



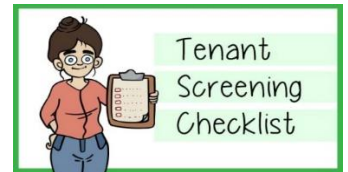
extended amount of time, the tenant may be entitled to a rent reduction or tenant compensation. CASA Rental Management recommends getting the repairs done as quickly as possible to avoid these additional expenses to you.

Homeowners and tenants share responsibility for maintaining rental properties. Failing to fulfill responsibilities mean that one party may reimburse the other for repair or maintenance expenses.



2023 Maximum Rent increase
2%

WHY CASA RENTAL MANAGEMENT?



Casa Rental Management Managers are the experts at screening potential tenants and analyzing applications. They will find a suitable tenant that pay on time, treat the property as their own, stay longer and cause fewer problems. This does help you keep your investment in good repair and gives you peace of mind. Although there is always an exception, overall, we are very proud of the job that we do to find you the best tenant and keep your property protected.



INSURANCE INSPECTION REQUESTS



Many insurance companies are requesting that an insurance inspection report be done prior to insuring the properties. This is to check for underlying structural, electrical, or additional issues that may affect the insuring of your property. The insurer can then accurately determine the replacement cost from a claim. Some of the items on the lists are:

- Condition or age of the roof, gutters, downspouts, fascia
- Exterior hazards, sidewalks, patios, stairs, overhanging trees.
- Drainage systems
- Condition of the basement
- Plumbing systems
- Electrical systems
- Home appliances
- Flooring and walls
- Attic spaces and crawl spaces
- Anti theft devices
- Smoke and carbon monoxide detectors
- Chimneys and fireplaces

The goal is to assess both risk and replacement costs if the home sustains any damage. This inspection is time consuming and may take 2-3 hours depending on the size of the property and accessible areas. *Insurance companies require that inspections are done by licensed trade professional. This may be costly to the homeowner but is a requirement.*

Over the next several months we will be transitioning from Yardi Genesis to the new and updated accounting software program Yardi Breeze. Please bear with us during the transfer as it might take us a little longer to accommodate your requests as we learn the new program. We have been assured that your statements will be easier to navigate.



Many of our properties are recommended to us by our existing property Owners. To show our gratitude we have launched our "Recommend a Friend" program. Recommend CASA Rental Management to a family member, friend, or colleague, and when they become a member of our portfolio, we will reward you with a \$100 gift card!



If you have any questions or concerns, contact your CASA Property Manager

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***a tradition of trust since
1979***