



MB REALTY & Management, Inc.

Your Beacon in Real Estate

Real Estate Brokerage Services
Professional Property Management Services

BE PREPARED FOR YOUR RENTAL REVIEW.

Provide us a copy of your signed lease documents, the application you use, the move-in / move-out inventory check list and any other written agreements you have between you and your tenant(s). Make a list of any key questions you want answered at your consultation. Below are some common questions and issues that we frequently address in the course of managing property or helping others manage their own property. This might help you approach some key management questions in your consultation.

MARK QUESTIONS THAT ARE IMPORTANT TO YOU:

- What is the current market rent on my property based on comparables? And should I try to rent above the market, or below the market or at the market?
- Is my lease up to date and will my lease be enforceable in court? What should my lease include and not include?
- Can I limit the number of people that live in the rental property and not show discrimination?
- Where do landlords often get in trouble in regards to credit checks, applications and discrimination?
- Deposits: How much can I charge for a deposit and what requirements can I make on the deposit?
- What are the legalities regarding return of deposits?
- How do I handle the issue of Pets?
- What are considered necessary landlord repairs? How quickly must they be fixed?
- If my unit is bug or rodent infested, what are my obligations and the tenants obligations?
- What is a reasonable late payment policy and amount?
- How should I handle someone wanting to sub-lease?
- How can I terminate a lease or current tenancy?
- Can I legally ask for a last months rent?
- How do I recover damages in excess of the deposit?
- What is the best procedure for move-in's and move-outs and inspections?
- If there is mold or a major repair required with my property, how should I handle this if it is rented?
- I want to sell my rental property, what do I do regarding my tenant?
- Can I require Renter's insurance?
- What are the legal procedures and restrictions on raising rent?
- What are the proper procedures for giving a 3 day, 21 day, 30 day or 60 day notice?
- I want to inspect my property, how can I do this legally?
- My tenant is not paying rent, what do I do and what is the most expeditious process?
- My tenant declared bankruptcy, what do I do to get my rent?

There are many more questions and issues that arise in property management, let us help you..

PLEASE MAKE NOTES FOR QUESTIONS THAT ADDRESS YOUR SPECIFIC ISSUES:

My Appointment is: _____

On Staff Real Estate Attorney, Tax Specialist & California Certified Residential Manager

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