



January 2019



Our business is to provide you with rental and management solutions to help you and your investments thrive. We're not just a business - we're a lifestyle!

Company Announcement

Look for our "2018 Year in Review" letter coming out later this month, complete with our predictions for the 2019 rental market.

Community Update

We are proud to announce that Broker Christopher Barrow has joined the board of

New Year Resolutions for Landlords

The beginning of January is traditionally the time when people are planning their year and making their "New Year Resolutions." While it is true that many people forget their resolutions as the year progresses, all property owners could benefit by sitting down and making a list of resolutions that would insure the success of their investment then work to keep them. Here are ten good resolutions for landlords that can benefit their investment portfolio.

Review property insurance yearly

This is one resolution that should head the list every year and now is the perfect time to take on this task. While it is important to keep insurance current, you need to keep up with the many changes that affect it. No one wants to find out the coverage has expired or that it is inadequate.

Organize investment tax information

There is no better resolution than organizing your tax information in the beginning of the year and then maintaining records for each continuing year. Begin preparing investment records for your tax person as soon as possible.

Review Your ROI

Take the time to review your return on investment (ROI). If you know what your income and expenses are producing, it can help you plan several other resolutions listed in this

local non-profit Cleaning4Kids.org, with the mission of providing organic house cleaning for kids fighting cancer. Look for a feature article coming out in Marin IJ shortly. He'll be donating a portion of every transaction closed in 2019 to this non-profit.

Address

925 Sir Francis Drake Blvd
Ste. A, Kentfield, CA 94904

Phone

(415) 507-9600

Email

DB@FoundationHomes.com

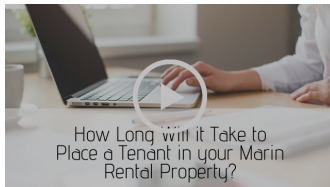
Website

www.FoundationHomes.com/

Quick Links

[Owner Portal](#)

[Blog](#)



Our Services

Management and Leasing
Services

Relocation

Sales and Investment

Inspection

Manage Magic

**Foundation Homes
Property
Management Team**

article, such as a maintenance plan or possibly buying a new investment.

Develop a maintenance plan

It is unrealistic to think that investment property will not need repairs. There should be two approaches – one of preventative maintenance and that of long-term replacement. Preventative maintenance may prevent costly and unnecessary major repairs. Plan your yearly budget for minor repairs. Developing a plan for major replacement will help you budget for when they are necessary or possibly prepare for that unexpected emergency.

Review your investment portfolio

Perhaps this is the year to review selling your property and investing in another. It could also be the perfect time to buy another property if the market indicates prices are right. Be sure to consult us on the current rental market before you invest. Explore doing a 1031 exchange with a professional who knows the program.

Develop an emergency/disaster plan

As the last several years have shown, emergencies and disasters happen regularly. Think about what could happen to your property. Fire or flooding can happen in any property and it pays to have the right insurance and an emergency fund. If the property is in an area prone for certain problems, such as earthquake, tornadoes, and hurricanes, be realistic and be prepared.

Know and follow fair housing

If there is ever a resolution all property owners should review and keep at all times, this is it. Following Fair Housing pays off and avoids or reduces costly litigation.

Comply with lead-based paint legislation

Any property built before January 1, 1978 is subject to the laws concerning lead-based paint. You must disclose to tenants before they move in that there is a possibility of lead-based paint. Then, if repairs that relate to lead-based paint are necessary while a tenant is living in the property, you must use a qualified licensed contractor and once again, notify the tenant properly. Again, complying with this mandated legislation can mean avoiding an unnecessary lawsuit.

Christopher Barrow
Owner/Broker
CB@FoundationHomes.com
(415) 507-9600 ext 106

Darcy Barrow
Co-Owner/Business
Development
DB@FoundationHomes.com
(415) 507-9600 ext 101

Follow Us!



Never ignore mold problems

Mold has become one of the worst legal nightmares for investors. Do not ignore any mold problem. If your property manager contacts you on this issue, make a resolution to act quickly on removing any mold problem.

Does this may seem like too many resolutions to keep? You have already accomplished many of them by employing professional Property Management services. We are here to help you and keep you informed on what is happening on your property and what legislation affects your investment. Have a Happy New Year and call us anytime you need assistance.

Have Further Questions?

We're here to help! Contact our office anytime 24/7 with questions about your rental: (415) 507-9600 or drop us a note here: [Contact the Team!!!](#)

Copyright © *ICURRENT_YEAR!* *LIST:COMPANY!*, All rights reserved.
IIFNOT:ARCHIVE_PAGE! *LIST:DESCRIPTION!*

Our mailing address is:

IHTML:LIST_ADDRESS_HTML! *IEND:IFI*

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).

IIF:REWARDS! *IHTML:REWARDS!* *IEND:IFI*
