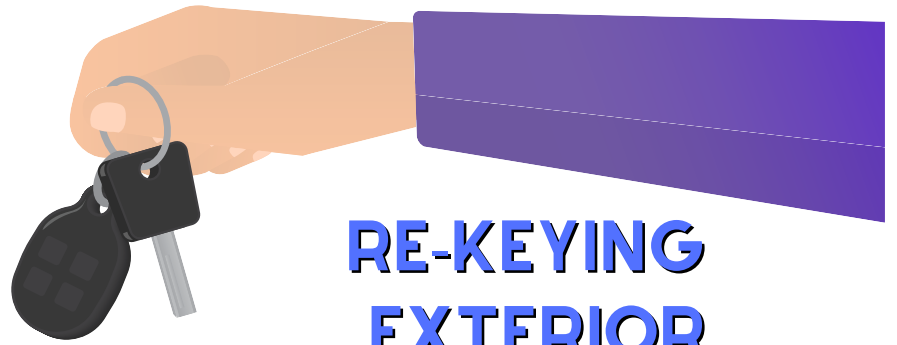


THE IMPORTANCE OF



RE-KEYING EXTERIOR DOORS

Our policy is to re-key every exterior door before a new tenant takes possession. Here's why ...

POTENTIAL LAWSUITS

Most homeowners have several keys (or codes) to their house in circulation: relatives, neighbors, cleaning crews, contractors. If you think about it, there are probably more keys in circulation than you can remember.

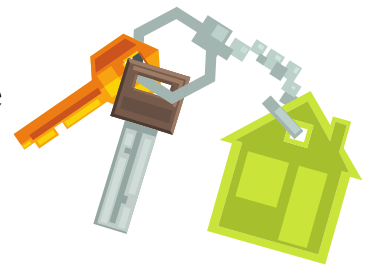
Imagine your home rented and a relative who didn't know you moved lets himself in - walking in on a tenant munching on a bowl of popcorn watching TV. In our "lawsuit happy society", a tenant would not hesitate to sue you for NOT protecting their right to privacy and for NOT providing a safe place to live.

OPERABLE LOCKS

Many homes have locks that have not worked for years and owners tolerated not having a key to those doors. However, what you tolerated as an owner is different than what you must provide as a landlord. Rental property must be secured with working exterior locks and window locks.

ONE KEY

It is common for owners give us three to six keys to a home when we take over management. For easier management and containment, we reduce the number of keys to just one.



LIMITING OWNER ACCESS

Many owners do not understand that when they rent their home they have transferred the "right of possession" to another. We have had owners actually enter properties when tenants were in possession causing major problems. Re-keying the locks helps protect owners from themselves and offers the tenant the same peace of mind that you want in your private residence.

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