

TLC Property Management

1st Quarter 2010 Newsletter Volume 1 Issue 1

Property Management Questions? Call Toll-Free (800) 989-5211 Today!

Special points of interest:

- February 20, 2010 ~ Burrowing Owl Festival
- March 6, 2010 ~ The South Cape Street Market
9 a.m. to 2 p.m. - Vincennes Boulevard & SE 47th Terrace in South Cape
- Sunsplash opens March 13, 2010



Getting ready for spring landscaping and spring cleaning? Call us for referrals

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Cape Coral Watering issues

South Floridians have a new online tool for learning about ways to save water and help protect our region's most valuable resource. The South Florida Water Management District has launched a comprehensive website, www.savewaterfl.com, providing a one-stop-shop for information.

The website's home page features current water restrictions, landscaping information and water-saving tips. For easy access to the abundance of information, the site offers seven subsections by user: residents, businesses, agriculture, utilities, government, teachers and news media.

This website focuses on water conservation and the need for water protection. So

please take a few moments to check it out, and help South Florida save water

According to the City of Cape Coral's website, the South Florida Water Management District has approved the City's proposal to move residents who are on the one-day watering schedule to the current two-day schedule in effect for dual-water users.

For up to date watering

Schedule information please consult the city of Cape Coral's website

At this link:

<http://www.capecoral.net/Government/PublicWorks/CapeCoralWateringSchedule/tabid/457/Default.aspx>

The City of Cape Coral Website is a great resource for property owners and citizens alike. It provides vital information regarding city government and community issues.



[Www.CapeCoral.net](http://www.CapeCoral.net)

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Spring Cleaning reminders

Spring cleaning is a tradition that allows us to freshen up our homes and get a head start on the hectic seasons of spring and summer. What do you need help spring cleaning?
Create a room by room checklist
That includes all the deep

cleaning items not normally performed in your weekly cleaning routine. Ceiling fans, light lenses and air conditioning vents often accumulate lots of dust and should be included on your list. Many people take spring cleaning as an opportunity to have all the carpets

steam cleaned and tile grout scoured as well. The outside of your home should not be neglected either. Gutters, walls and window tracks should be given attention as well. Please use caution and follow safety guidelines when using ladders while working.

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Landlord Alert: Lead Paint regulations...

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According to the EPA website:

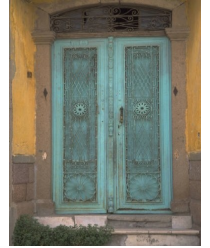
“Property owners who renovate, repair, or prepare surfaces for painting in pre-1978 rental housing or space rented by child-care facilities must,

before beginning work, provide tenants with a copy of EPA’s lead hazard information pamphlet [Renovate Right: Important Lead Hazard Information for Families, Child Care Providers, and Schools](#) (PDF)

Owners of these rental properties must document compliance with this requirement — EPA’s sample [pre-renovation](#)

[disclosure form](#) (PDF) may be used for this purpose.”

“After April 22, 2010, property owners who perform these projects in pre-1978 rental housing or space rented by child-care facilities must be certified and follow the lead-safe work practices required by EPA’s Renovation, Repair and Remodeling rule. To become certified, property owners must submit an [application for firm certification](#) (PDF) and fee payment to EPA. EPA will



Do your homes or apartments have lead paint?

The EPA website address: www.EPA.Gov

As of February 1, 2010, EPA has 131 accredited training providers to provide Lead certification for contractors.

begin processing applications on October 22, 2009. The Agency has up to 90 days after receiving a complete request for certification to approve or disapprove the application. Read more about EPA’s rules and lead-safe work practices in EPA’s pamphlet [Contractors: Lead Safety During Renovation](#) (PDF) The EPA site also says: “Property owners who perform renovation, repairs, and painting jobs in rental property should also:

- Take [training](#) to learn how to perform lead-safe work practices.
- Learn the lead laws that apply to you regarding certification and lead-safe work practices beginning in April 2010.
- Keep records to demonstrate that you and your workers have been trained in lead-safe work practices and that you followed lead-safe work prac-

tices on the job. To make recordkeeping easier, you may use the [sample record-keeping checklist](#) (PDF) that EPA has developed to help contractors comply with the renovation recordkeeping requirements that will take effect in April 2010.

- Read about how to comply with EPA’s rule in the [EPA Small Entity Compliance Guide to Renovate Right](#) (PDF)
- Read about how to use lead-safe work practices in EPA’s [Steps to Lead Safe Renovation, Repair and Painting](#) (PDF)
- recordkeeping easier, you may use the [sample recordkeeping checklist](#) (PDF) that EPA has developed to help contractors comply with the renovation recordkeeping requirements that will take effect in

April 2010.

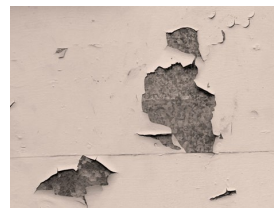
- Read about how to comply with EPA’s rule in the [EPA Small Entity Compliance Guide to Renovate Right](#) (PDF)
- Read about how to use lead-safe work practices in EPA’s [Steps to Lead Safe Renovation, Repair and Painting](#) (PDF) “

Source material was the EPA website.

Call us today for a referral to Lead Abatement Contractors.

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It can cost more to lose a lawsuit that to remedy the problem upfront



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Keeping the Pool Clean

Keeping the proper water chemistry in your swimming pool is probably the most important aspect of maintaining a clean and safe swimming pool. Keeping the proper PH levels in balance can save you a lot of money overtime. Once a pool is out of balance, algae can bloom and begin to cause problems with health and swimming pool equipment.

The green color of a neglected

pool will also cause some potential tenants to look elsewhere for a place to live.

Many landlords prefer to provide pool maintenance as part of the rental cost so as to avoid any maintenance issues arising from neglect. A regular maintenance service can also keep you updated on the condition of your pool surfaces and equipment issues.

TLC Property Management Works only with licensed professionals that have proven their quality and reliability. The relationships we have built over time gives us the ability to provide the best service possible.

It's all about proper water chemistry

Ownership Options When Taking Title on an Investment Property

If you are a real estate investor you have several options in how you will take title on your investment property. There are a few common methods used such as:

1. As a private individual (which could include Joint Tenancy or Tenants in Common.)
2. In a Trust, including Land Trust.
3. Through an IRA account, (an IRA custodian is needed)

4. As an LLC or Series LLC

Asset protection, privacy, and tax deferral are some of the reasons that people choose methods 2 through 4.

Each method of taking title has specific advantages and disadvantages. Before closing on a loan you must consider what your priorities are. Are looking for a tax deferral strategy or the ability to take advantage of 1031 exchanges?

If so, then using a self directed IRA is a good option.

If you are more concerned with asset protection that you should think about taking title in an LLC. If you own multiple properties you could possibly take title in a Series LLC in order to create several legal firewalls. This can also be a viable option for self directed IRA accounts. You must consult a qualified professional. We can provide references to all the necessary professionals.

“Creating a Land Trust or a Series LLC can help you to create a legal firewall and protect your privacy when you take title of a property”

Have you built your Investment team?



It Takes a Team to be successful in Real Estate Investing

There are a lot of moving parts, so to speak, in a successful real estate investing business. In between your first step Financial Planning and ending with Property Management there are multiple steps and professional services needed to execute a successful business plan as a real estate investor. You must have a reliable financing pro-

fessional that will work well with your real estate agent. Your team should also include a reliable and cost effective contractor that understands your goals. Title and Escrow professionals, Real Estate Attorneys, Home Inspectors and of course Property Managers are all integral to a great team. Before choosing these professionals you should have

a list of questions to ask as you interview them. Consider telling them your view of the “team” concept and ask them how they see themselves helping you to be a successful real estate investor. We would be happy to discuss your needs and goals and explain how we help many investors to be successful in their endeavors. **Call us for a free consultation.**

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Check out our new
website
www.TLCCapeCoral.com
Or call us now at
(800) 989-5211

Because life is short and already stressful that means you will appreciate the fact that TLC Property Management operates on the simple principle of TLC every time when dealing with customers. Tender Loving Care. That's what we all want. From our valued Landlords and Investor customers to our valued Tenants our philosophy is to give everyone the type of care that creates lasting relationships and satisfying lifestyles. We even want our vendors and affiliates to feel that they are given the TLC treatment. We work with Real Estate agents to help them build their businesses. We don't sell real estate, so agents can feel confident that when they refer their investors and tenant customers to us, we will not take their future sales. Actually TLC is our standard, that's why you should call us today to talk about your property management and rental needs.

Choosing the right mortgage

From tax implications to interest rates,
It all adds up!



Loans should not be viewed as a commodity, but rather as a powerful tool for financial advancement. Choosing a lender by calling around until someone quotes you a rate that sounds good to you is like choosing a mechanic that promises to be cheap. Can the mechanic fix your vehicle, and will it be on time and at the quoted price? Don't you want to work with people who are diligent, punctual, and professional. It is well known that real estate and real

estate finance can be tools that can change your life. A low rate does not guarantee a successfully completed transaction. A real estate finance professional should take a holistic and consultative approach to structuring a loan. Consideration of current investments, assets, and equity distribution should all factor in. Long and short term financial goals as well as tax implications are also pertinent elements to the equation. Even though your real estate agent is not

in real estate finance they should discuss all of these subjects with customers as they begin their search for their next home or investment property. Choosing a mortgage professional should be based on good referrals, strong interviewing and gut instinct. Experience tells us how important it is to look way beyond a low rate, that way you won't receive "low rate" service.