



Houston's most trusted Property Managers

First Class News

August 2019

WHAT IS NEW

First Class started a monthly newsletter to send to our clients to insure we keep you updated on any changes in property law, policies or new services that might be available. The property management industry constantly changes. In order to keep on top of everything possible our staff meets daily with each other and monthly with other colleagues in our industry so it only makes sense we keep you informed as much as possible. We will be sending out this newsletter to you every month unless you request we take you off of our list.

ASSESSMENTS

This past year we had 2 homes catch on fire and both were due to tenant's smoking in the garage. Our firm has been very diligent in making sure all of our homes have the proper smoke detectors in place when a tenant moves in. Although we cannot control if the tenant keeps them serviced properly, we do our best to make sure we have proof they were in good working order when the tenant takes possession. We are working to add fines to leases if a tenant is caught smoking on a property. We are currently also getting all of the homes in a schedule to be inspected by OnSight Pros. You may have already received a report from us. So far we have caught a few unauthorized pets and some other minor lease violations. For the most part the assessments have been good. For those owners who signed up for the Filter Easy program I can tell you that so far 100 percent of the tenants in this program are keeping up with their filter changes.

FACEBOOK

We could love to invite you to "like" our Facebook page. You will enjoy some of the humor our marketing department is now adding to our videos. We are able to reach a far bigger audience with our **lease listing** using our videos on both Facebook and YouTube. We have quite a bit of activities coming up in our firm such as our **"Big Give"** charitable campaign which will involve our Tenants.

<https://www.facebook.com/First-Class-Realty-Inc-358682090884869/>

INVESTMENT HOMES FOR SALE

4910 MONTEITH	VACANT	\$144,500	POTENTIAL RENT \$1,250.00	1580 SF
2343 MARBLE FALLS	VACANT	\$137,500	POTENTIAL RENT \$1,200.00	1375 SF
838 BANDON LANE	TENANT OCCUPIED	\$129,000	\$1,200 MO 08/31/2019	1348SF
13138 ABALONE WAY	TENANT OCCUPIED	\$ 80,000	\$ 925 MO 02/29/2020	870 SF
3130 FORESTBROOK	TENANT OCCUPIED	\$ 99,900	\$1,075 MO 11/30/2019	1088 SF
534 CORVETTE	TENANT OCCUPIED	\$129,900	\$1,100 MO 09/30/2019	1515 SF

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www.1stclassmgt.com

OVER 30 YEARS OF EXPERIENCE