

Dallas Rental Property Pro To Conduct Seminar

Mark Kreditor Addresses Critical Legislation, Issues Facing Residential Property Managers



Mark Kreditor

Many people only hear the good news about real estate such as the upward trends in the market and the arrival of lower mortgage rates. They aren't given the details about the more difficult properties: Rentals. Most people lose money on their rental property and hate their property - with a passion. I created my workshop to equip landlords, real estate agents, investors and owners on how to manage their business effectively and efficiently," said Mark Kreditor, one of Dallas' leading experts on property management.

Kreditor's workshop, "Residential Management," will specifically address Investment Analysis for Cash Flow; Leasing Obstacles, Property Codes and Fair Housing Practices; Condition and Term Enforcement; Critical Landlord/Ten-

ant Laws and the Economic Future of Rental Properties in the Texas Market, among other topics. The workshop will be held Saturday, October 9th at the Loews Anatole Hotel from 9 a.m. to 3 p.m.

It is critical, Kreditor said, that landlords and tenants closely monitor any and all new legislation concerning the tenant and landlord relationship. "Landlords who aren't apprised of the rules might break them, and then everyone gets burned," he said. "For instance, the landlord who doesn't change the locks of his property when the new tenant moves in, might be held liable for any crimes or damages that arise from that." Kreditor points out that this is a new code — only a few weeks old — and so many owners and managers would not be aware of it.

Tenant dissatisfaction is a

matter of grave importance to today's landlords and real estate agents managing property. "I've learned that providing customer service works for all concerned. I really don't want to do anything but give land-

lords a better name," Kreditor said. In such a competitive rental market for an owner, customer service can often mean the difference between 100% occupancy and 0% occupancy, he said.

Business and Real Estate Briefs

... Mark Kreditor, owner of Get There First Realty Services, recently offered "Residential Management," a seminar on the landlord/tenant relationship. The workshop, held at the Loew's Anatole Hotel, addressed investment analysis, cash flow, landlord/tenant laws and the economic future of rental properties in the Texas market. Mr. Kreditor's company manages almost 500 rental properties, mostly in



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older, inner-city areas. He emphasizes customer service as a "win/win" situation and the way to increase occupancy rates. Mr. Kreditor is a national director of the National Association of Residential Property Managers and frequently lectures across the U.S. on rental issues. In addition, he is chairman of the property management and leasing committee of the Greater Dallas Association of Realtors. His company manages properties in all areas of Dallas County, including Plano, Mesquite, Richardson, Carrollton, Coppell, Las Colinas, Garland and Oak Cliff. . . .