

## Latest News **Can't sell your house? Rent it**

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DALLAS — It's a great market for home *buyers* — but not for *sellers*, given the plunge in housing values.

That economic reality is prompting more people across North Texas to put up their house for rent.

It can be a profitable venture, but only if inexperienced landlords are prepared to deal with the inevitable headaches like troublesome tenants, damaged property and phone calls in the middle of the night.

One solution is to enlist a property manager like Eddie Davis with MAB Realty. "We have the resources that we can call, or we can calm a tenant down enough to where they'll know it's not going to be the end of the world and it can wait until the next morning," Davis said.

Davis has spent the past 21 years overseeing hundreds of Dallas-area rental properties, keeping an eye on things that might elude an owner. And when trouble strikes, his team of painters, plumbers and handymen is ready to go, sparing homeowners the hassle.

"They're probably going to have to go to the Yellow Pages, they don't know who they're getting," Davis said. "Our people are licensed and bonded. We've already screened these people and we've used them for years and years, and that's why we use them, because we know that we can trust them."

A property management team will cost you — on average, about half the first month's rent plus 10 percent of the monthly rent after that.

If you do go ahead and rent out your home, be sure to consult with your accountant to be certain you are keeping copies of all the right paperwork.