

'The Blueprint' — follow it

By Anna Bartolotta

At times, rental agreements come together and everything just simply falls into place even without you trying, almost as if luck had a hand in it. Then there are other times where, due to lack of planning, knowledge and/or guessing, it just falls apart in those once lucky hands. There isn't room for error in the maintenance and leasing of your rental, only consistency...

Make your blueprint and follow it.

There are certain laws that must be followed; there are certain steps you must take and your own personal rules obeyed. It is the little things, done correctly, that will ensure your experience with that tenant is as pleasant and as rewarding as you can hope for.

Here are some pointers to help you start your own blueprint.

- Final water bill. Nobody wants to pay for someone else's water.
- Contact the city. For some strange reason they enjoy knowing who lives in the property.
- Credit pulled on the potential tenant. Don't get burned.
- Required forms signed. Make sure to get them signed so they never need to be looked at again.
- Walk the property. Is everything you wanted done actually done?
- Collection action started on prior tenant. It IS your money, get it.

Your blueprint is an effective tool with one rental or a portfolio of them. Forgetting something small can be just that, small but forgetting anything else could possibly give you a 12-month long migraine.

Anna Bartolotta is broker/owner of Grosse Pointe Apartments and Property Management. She may be reached at (313) 505-0456.



GROSSE POINTE APARTMENTS

and Property Management

GROSSE POINTE APARTMENTS AND PROPERTY MANAGEMENT CAN EITHER REPLACE OR COMPLIMENT YOUR EXISTING LEASING EFFORTS. CHOOSE ANY OR ALL SERVICES YOU REQUIRE.

<ul style="list-style-type: none"> • SAME OR NEXT DAY MAINTENANCE • BILL PAYING • RENT COLLECTIONS • PREPARATION OF VACANCIES • ADVERTISING • NON-EXCLUSIVE VACANCY SHOWING • ONLINE PAYMENTS 	<ul style="list-style-type: none"> • CREDIT CHECKS • EMPLOYMENT VERIFICATIONS • PAST RENTAL HISTORY • LEASE SIGNINGS • TENANT EVICTIONS • INVENTORY AND VACATE CHECKLISTS
--	---

GROSSE POINTE APARTMENTS IS ALSO AN APARTMENT RENTAL AGENCY THAT IS **FREE TO TENANTS** AND HAS BEEN IN BUSINESS IN THE POINTES SINCE 2006.

Call: 313-505-0456

 Find us on Facebook

17728 MACK AVE
 GROSSE POINTE, MI 48230

WWW.GROSSEPOINTEAPARTMENTS.COM

TIME IS MONEY, SAVE BOTH WITH GROSSE POINTE APARTMENTS!






A luxury everyone can afford.

1 HOUR FULL
BODY MASSAGE

\$29.95*

*50 minute hands-on massage.
Massage session includes 5 minutes
for therapist consultation
& 5 minutes to undress/redress.



1 HOUR FACIAL

\$39.95*

Skin Care Done Naturally...
Products are rich in anti-aging, fruit-based
antioxidants to gently clean the skin,
nourish, hydrate and protect it; naturally.



*Introductory offer for first visit only.

Massage  Green SPA

21920 Greater Mack • St. Clair Shores • 586-777-7030