



MARIE HANSEN
PROPERTIES

"We have a passion for property management."



MHP Rental News

A Quarterly Publication for Our Clients

A Message From the MHP Team

As another reminder, if you haven't already signed up for online statements, please refer to our website. Click on "owner services" and then "account login." It only takes a couple of minutes.

I welcome your thoughts or comments, please feel free to contact me. Aloha, Cheryl

Seven Proactive Ways to Avoid Risk

No investor wants to hear that there is a possible or definite lawsuit to defend. Although there are times you cannot avoid legal actions, most of the time, property owners can be proactive. Here are seven positive steps to follow to reduce your risk.

Never ignore necessary repairs Habitability is at the heart of landlord/tenant law. Failure to provide a tenant with a safe and clean environment is NOT an option. Repairs are necessary in all rental property; handling them quickly and effectively is the best and often the least expensive approach.

Never ignore Fair Housing laws. A definite pathway to a costly lawsuit is to discriminate. There are many Fair Housing laws and many ways to break them. Some may not even be obvious. This concerns just about every area of renting - advertising, showing, tenant selection, handicap tenancy, maintenance, etc.

Never retaliate against your tenants. You may feel you have the most irritating and frustrating tenants on the planet, but retaliation is not the way to handle any situation. It is important to identify the heart of the problems and settle issues without giving a tenant the right to scream "retaliation" to a judge. Even if they follow this course, they must prove it happened.

Never ignore the Right to Enter laws in your state. While you may own the property and pay the mortgage, it is the tenant's residence. Every state has laws regarding this issue. Most of the time, it is easy to set up an appointment with the tenant by making a simple phone call or sending a request by letter. If the tenant is not cooperative, following the law is definitely the best course of action.

Never ignore lead-based paint laws. It may seem silly to pay a certified lead-based contractor to do lead-based work but it is a miniscule amount compared to the major fines levied for not using the right workman and procedures to handle this issue. This is a health and safety issue for residents.

NEVER avoid a mold issue. Not all molds are toxic, but if they are, property owners can be subject to settlements in the "millions" if they ignore a mold issue. Taking action to find out the nature of the mold complaint is the only way to handle this problem. Using qualified mold contractors is a requirement. It is imperative that action continues until it is resolved for all parties.

Never avoid illegal activities. The saying, "what you don't know won't hurt you," definitely does not apply to investment property. In today's world, meth and coke labs abound, large marijuana farms are common, identity theft rings are prevalent, and there is more. This applies to all levels of personal income. You can find crime in the worst and best of neighborhoods. If we notify you of any possible illegal activity, work with us to investigate and/or eradicate the problem. It may not be easy, but burying your head in the sand can be very costly.

The best course of action for property owners is to avoid any actions that will incur more liability. As your management company, we will work for you and with you to avoid risk whenever possible.

Winter 2010

Contact Us



Marie Hansen Properties, Inc.
615 Piikoi Street, Ste. 2020
Honolulu, HI 96814

Website
MarieHansenProperties.net

Bus: (808) 591-1110
Fax: (808) 591-9780

Office Hours
Monday-Friday
8:30 am-5:00 pm

**The company with a Passion
for Property Management!**

Serving You

Cheryl Kunimoto, President
(808) 591-1110, x 204
cheryl@mhprops.net

Connie Oakland, Office Manager
(808) 591-1110, x 201
connie@mhprops.net

Kim Diga, Bookkeeper
(808) 591-1110, x 202
kim@mhprops.net

Liz Ishimitsu, Property Manager
(808) 593-2780 direct line
liz@mhprops.net

Sherie Hitchcock, Property Manager
(808) 593-2735 direct line
sherie@mhprops.net

Linda Fogarty, Property Manager
(808) 593-2725 direct line
linda@mhprops.net

Drudi Johnston, Property Manager
(808) 591-1116 x 209, direct line
drudi@mhprops.net

Dixie Diga, Office Assistant
(808) 591-1110, x 208, direct line
dixie@mhprops.net

Additional Services

Thinking of buying or selling? Just call and we will have an agent contact you to help with your Real Estate needs.

Looking for management elsewhere? You, or someone you know, may need a property manager in other states. Because of our proud affiliation with NARPM we have contacts throughout the country and may be able to assist you.

Our Associations



Announcements

Check Your Insurance. Events can happen - flood, extreme heat, earthquakes, fire, and more! It is important to check your insurance to obtain the best coverage possible and ensure that it is current. Review now with your insurance agent before a disaster/emergency occurs.

If An Emergency Occurs If an emergency situation occurs, please be patient and avoid tying up critical telephone lines and our time.

Our first priority during any emergency is to handle the situation, taking any necessary measures for the safety of your property and your tenants. Then we will contact you as soon as we are able.