

CWP Management

Your Professional Property Management Team.
Established in 1967.



November 2018

CWP Wishes You and Your Family a Happy and Safe Thanksgiving Holiday



PG&E Safety Checks

With winter approaching, CWP is reminding owners and tenants to schedule a FREE in-home safety inspection of their gas appliances with PG&E.

Inspections by PG&E gas service representatives help ensure that gas appliances, including water heaters, furnances and ovens are operating safely and efficiently. Communication will be sent out as a friendly reminder.

Friendly Reminder Property Taxes Due!

Property Taxes are due. Funds will be held from owner draws in November and December.

If you have questions, please contact Rebecca at 510-352-6310 ext. 107

Property Owners – 2019 Property Improvements and Budgets

CWP Portfolio Managers will be working closely with Property owners in the upcoming months to recommend repairs to many of your properties to assist with the 2019 budgeting. Here are a few ideas that come to mind:

- Start with projects that pose health, safety or code related issues
- Move onto items on your property that will have adverse consequences if they are deferred
- Undertake the tasks that will help reduce future capital and operating property costs
- Think about the marketability of your properties and the projects that will add value

Proposition 10 Defeated By CAA-Led Campaign

Thanks largely to a campaign led by the California Apartment Association, voters in the November election overwhelmingly rejected Proposition 10, the statewide ballot measure that would have repealed the Costa-Hawkins Rental Housing Act and brought extreme forms of rent control back to the state.

With 95.7 percent of precincts reporting late Tuesday, November 6th, 61.7 percent of voters had rejected Prop 10, while 38.3 percent voted to approve the measure. “The stunning margin of victory shows California voters clearly understood the negative impacts Prop 10 would have on the availability of affordable and middle-class housing in our state,” said Tom Bannon, chief executive officer of CAA.

If 1995’s Costa-Hawkins Act had been overturned, California cities and counties would have once again been authorized to impose rent caps on new apartments, as well as single-family homes, individually-owned condos and townhouses.

Prop 10 also would have resurrected vacancy controls, which keeps rents capped between tenancies. Under such policies, landlords would be barred from ever returning rents to market levels.

Q&A

Q: New tenants signed our lease and paid the first month's rent. Now they want to get out of the lease. They did not take possession.

A: When the tenant signs a lease, they are bound by the terms whether or not they change their mind later.

Q: I purchased a building in which two or three tenants do not have a deposit on file. Can I require a deposit for continuing tenancy?

A: If their lease agreement is month-to-month as opposed to a fixed term lease, you can serve a 30-day notice changing the terms of the tenancy to require a deposit. If it is residential, your limit is twice the amount of the monthly rent if the unit is unfurnished.

Q: Our renters signed a one-year lease but were evicted after two months. They moved out before they were locked out. Are we able to charge rent until the unit is re-rented?

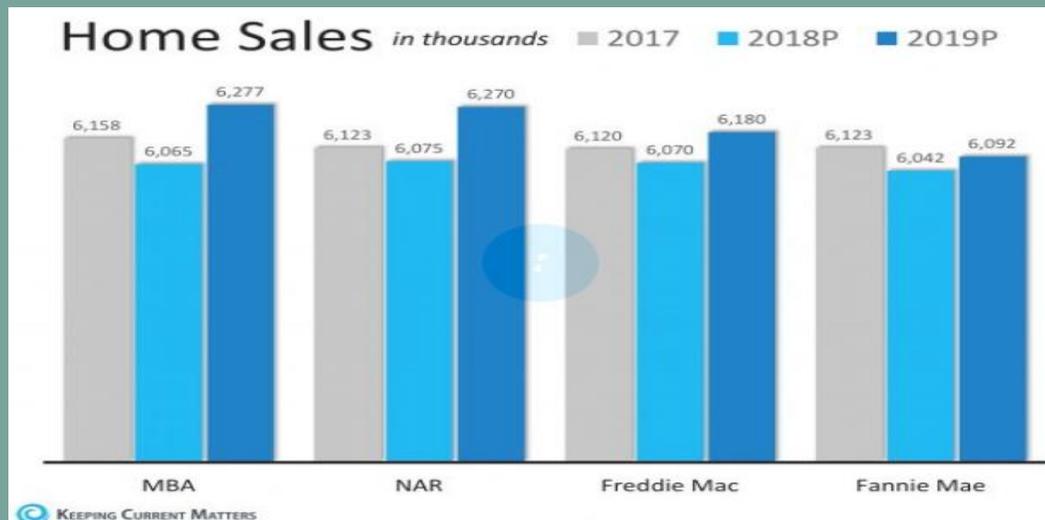
A: An eviction doesn't end the tenant's responsibilities. You can charge them up to the time the lease expires or the time the premises are relet, whichever occurs first. However, you do have an obligation to mitigate the losses by attempting to relet the premises.

How Will Home Sales Measure Up Next Year?

There are many questions about where home sales are headed next year. Home sales research has gathered the most reliable sources to help answer this question. Here are our sources:

- **Mortgage Bankers Association (MBA)** As the leading advocate for the real estate finance industry, the MBA enables members to successfully deliver fair, sustainable and responsible real estate financing within ever-changing business environments.
- **The National Association of Realtors (NAR)** The largest association of real estate professionals in the world.
- **Freddie Mac** – An organization which provides liquidity, stability and affordability to the U.S. housing market in all economic conditions extending to all communities from coast to coast.
- **Fannie Mae** – A leading source of financing for mortgage lenders, providing access to affordable mortgage financing in all markets.

Here are the projections:



Bottom Line: Every source sees home sales growing next year. For more on your neighborhood, contact a local real estate professional.

