



Seattle Landlord Newsletter

Should you allow a tenant to paint?

Sep - 2015



SEATTLE'S PREMIER PROPERTY MANAGEMENT COMPANY



Should you allow a tenant to paint?



Frequently, present or potential tenants will arrange with landlords of a property on painting. The owner of the building for the most part will agree to this in light of one idea – sparing cash. On the other hand, they don't understand the issues that it can likely cause, especially on the off chance that they don't define any boundaries regarding the matter of painting any part of the house.

On the off chance that while showcasing the property to lease, the paint condition is in a bad state, an imminent occupant will offer to paint it in order to counterbalance the rent or the deposit for security. While this may sound like a perfect plan, homeowners ought to reflect on numerous elements surrounding an offer to paint.

- ❖ Can the occupant paint the property well?
- ❖ What paint type and color shades will the occupant apply?
- ❖ Who will supervise the paint job to ensure that it is finished and appropriately applied?
- ❖ Are there any legal problems that could emerge from permitting an occupant to paint?
- ❖ Why would an eligible occupant select a building in a bad state and proffer to paint it?

Seattle Landlord Newsletter - Painting

Should you allow a tenant to paint?



Here is one story concerning a proprietor who permitted a resident to paint the property. A property proprietor, Mr. Johnson, consents to permit the soon-to-be occupant, Mr. Morton, to paint the property instead of paying a security fee and halving the rent for the first month by 50% percent. The occupant does really purchase the paint and take the necessary steps. During the paint job, Mr. Morton destroys the floor work, woodwork, and a lot more. The paint job was messy because low quality paint was used. To worsen the situation, he chooses to utilize extraordinary paint shading in the kid's rooms - black and fuchsia – on the grounds that it makes them cheerful.

Mr. Johnson assesses the property, is dismayed by the outcome, and requests that Mr. Morton repaint and fix the harm he had done. Mr. Morton, obviously, declines. Mr. Johnson had not placed any written rules on what was needed for the paint job. The occupant has moved in and now there isn't any security deposit. Mr. Johnson chooses to give the occupant notification to quit the property. Mr. Morton disputes the notification on the grounds of retribution and it goes to court. The court rules that the occupant has not abused his leasing agreement and Mr. Johnson loses the court case and winds up financing all the lawyers' charges. In the long run, Mr. Morton, not being a model occupant, fails to pay his rent installments and powers Mr. Johnson to eject him from the property. He quits the property in a much poorer situation.

Presently, the proprietor has a poor paint job that will need to be repaired to return the walls to better condition. The deck and woodwork need significant cleaning and they may not tidy up. Unique groundwork and extra coating will be essential to remove the bright hues. Furthermore, there is no security deposit to cover the harm caused by the painting, different repairs, and rent loss. This was a valuable lesson to Mr. Johnson.

This shocking story just did not necessarily need to occur. One error was not having a particular written agreement on the color type and shades, and additionally requesting the occupant settles any damage incurred. To intensify this slip-up was to permit the occupant to move in without paying any security deposit for any future harm or loss of rent. The foremost and major oversight was not inquiring as to why a decent tenant would acknowledge a property in a shabby state. Clean, wonderful properties attract wonderful occupants. Mr. Johnson was so on edge to lease the property and spare cash that he didn't look at Mr. Morton's capabilities.

Seattle Landlord Newsletter - Painting

Should you allow a tenant to paint?



Whether the inhabitant is leasing the property or has lived there quite a long while, it is basically more financially savvy to have painting applied by an expert. It disposes of numerous issues. In a few states, permitting an occupant to paint in lieu of deposits could bring about extra finance or tax issues.

Dave Poletti & Associates will dependably prompt and support putting the property in the best condition to attract quality occupants. All things considered, we will rather avoid unpleasant stories and give you great benefits from your investment.

