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The view from one of our rental properties

Welcome to our First Issue!

Welcome to the first issue of the Monarch Properties Inc.'s (MPI) Rental Newsletter. The purpose of this newsletter is to keep you informed about various issues that affect your rental property and provide you with information about our company and the services that we provide to our clients. From time to time, we will

also introduce you to some of the folks here at MPI. In this issue, we spotlight Alan Lam, our rental property manager. Most of you have communicated with Alan via telephone over e-mail but you might not know that he used to have his own technology company and that he is an e-Bay expert!

In this issue, you will learn a little more about Alan our resident "techie".

We always welcome input and suggestions. If you have a question or topic you would like more information on, please let us know. Our email address is realty@mpi-hi.com and our phone number is (808) 735-0100.

Why Property Management?

As a property manager we see many situations that raise the question "why would anyone want to manage their own property?" While there is a savings that could be realized by managing your own property, is it really worth the trouble and anxiety of having to deal with day-to-day issues such as maintaining your property, finding reliable tenants, being up to speed on the Landlord/Tenant Code and new laws, collecting

rent, and keeping up with your local real estate market. But you would not be here if you did not already know this! So hat's off to you for choosing MPI for your rental property management needs.

MPI has been providing professional rental property management services for over 20 years. MPI has managed a wide variety of

residential properties, including single-family homes, condominium units, apartment complexes. We keep you informed and can even help you sell your property when the time is right. If you have any questions concerning your rental property please e-mail or call Alan Lam, our rental property manager. His email address is alan@mpi-hi.com and his phone number is (808) 735-0100.



Alan Lam, Property Manager

Meet Alan Lam our Property Manager

For those of you who have not met Alan Lam let us introduce you to him. Alan joined MPI in 2006 as our Residential Property Manager and works with our owners to ensure that their properties are well managed. He earned his real estate license in

1990 and is a member of the Honolulu Board of Realtors and the National Association of Residential Property Managers (NARPM).

Alan comes to us from the tech sector where he worked with real estate professionals through his company

Q-Communications. His work with Personal Data Assistant and mobile phones spawned a new market for remote access of real estate information in the field. He brings many talents to MPI and we are happy to have him on board.

Discrimination – An Expensive Lesson

As a licensed property manager we are required to know the law and how it affects our clients and their properties. Recently the Honolulu Star Bulletin featured a case concerning Hawaii's Fair Housing Laws as they apply to rentals.

An elderly couple wanted to rent out their 4 bedroom home in Manoa. A prospective tenant answered their ad with one of her three roommates.

The couple asked if they were

married and was told "no." The couple then proceeded to tell them that they could not rent the property because they were not married.

The prospective tenant ultimately filed a complaint with the Hawaii Civil Rights Commission claiming that the property owners illegally discriminated against them on the basis of marital status, gender, age and familial status based on questions in the

rental application and statements made in connection with rental appointment regarding marital status. The case was settled before it made it to trial but the property owner ended up paying \$9,500. This turned out to be a costly lesson for the property owners. A well versed property manager could have avoided such a loss and saved the owner an expensive lesson. Source: Star Bulletin, July 13, 2007, "Landlord pays \$9,500 in bias suit," by Brittany P. Yap. For full article, [click here](#).

MPI can help you sell your property too!

In many cases there comes a time when our owners may decide to sell their property. There are many reasons for doing this and Hawaii's real estate market has delivered good returns for owners who decide to sell at the right time.

If you do decide to sell your property, we can represent you!

Doesn't it make sense to list your property with the people who have worked with it and know it inside and out? MPI has been representing sellers for over 25 years! We can provide you with information about recent sales in the area, comparable priced units, active properties in your area, days on the market and pending

sales. We can show your unit and coordinate the showings with your tenant(s) with just one call. We will market your property and help you price your property for the optimum value. We can even help you look for another investment property. You will be pleasantly surprised at the wide array of real estate services we offer. Let us help you with your sale call us today.
