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May 1, 2019

Dear Valued Clients:

I wanted to give you a quick update of the rental market, send you a couple reminders, and also share with you some sad news.

For those of you who haven't yet set up your on-line owner portal, this is a quick reminder that all we need is a valid email address to send you the "invitation". Your owner portal will allow you to view and download owner reports; securely send funds when needed directly to your account; and provide consent to receive your 1099 electronically or download a copy for your records. A short email to me at [chris@foxpm.net](mailto:chris@foxpm.net) and I will send you the invite.

Also, some of you aren't yet taking advantage of having your owner check automatically deposited each month. By having your funds sent via ACH, you could have them sooner than usual, as much as 2 to 3 days sooner. Please request an ACH Form from either myself or our Controller, David Perez. His email is [david@foxpm.net](mailto:david@foxpm.net). And, if you're interested in saving a tree ☺, we will scan and email your report each month instead of sending you a hard copy. Just let us know.

We've had 4 properties inspected thus far by the City of Fresno with very good results. As a matter of precaution, once we receive notification of an upcoming Baseline inspection, we immediately schedule an interior and exterior assessment of the property to ensure it passes. The City is charging \$100.00 per unit inspected and at some point over the next couple of years will inspect every single family home and a small percentage of units at all multi-family properties. Remember, if your rental is NOT in the City of Fresno or is Section 8 subsidized, you are exempt from these Baseline inspections.

The Fresno/Madera rental market remains tight. Fresno experienced one of the highest rates of year over year increases in rents among the 10 largest cities in California. Overall, Fresno registered an average increase in rent of 6.2%. If you think your rental may be below market, please give me a call to discuss. In the meantime, I am currently evaluating all rents and will reach out to you when and if I confirm an increase is warranted.

Continued.....

On a sad note, it is with heavy heart that I share with you the passing of Maria Maynor in our office. Maria was head of our Maintenance Department and had been with Fox Property Management for almost 10 years. After fighting a courageous battle with cancer, she passed peacefully surrounded by her family. If you had the pleasure of meeting Maria or even just talking with her, you know what a special and incredible person she was. We will miss her tremendously.

Communication and customer service are key elements to the success of our relationship. As with any business, there is always room for improvement. Please let us know what we can do differently to improve our service to you. Your comments, whether positive or “constructive” are always welcome.

Thank you for allowing us to manage your investment property - we will continue to manage it as if it were our own.

Sincerely,

Chris Darling  
Owner/Broker  
DRE License #00958933