



Message from the President...

When we started Del Val Property Management about 10 years ago, we set up a simple website to help owners and tenants get information and to promote the company. The website's address was <http://www.delvalproperty.com/>. That site served us well over the years and did its job of providing information and promoting Del Val. However, over this period we did very few updates to the site and as time passed it became outdated and slow.

Today most people do their internet searches on mobile devices such as cell phones or iPads. Our old site was not compatible with mobile devices and was slow to load.

As a result, we decided to start over with a new website designed for modern mobile computing and much faster loading times. Del Val is now happy to introduce our new site at <http://www.delvalproperty.com/>

The new site is much cleaner, quicker and built

around mobile internet searches.

You will notice a section called "Owners" where you can access valuable owner information. We have uploaded our new **Del Val Owner Manual** which has a variety of information on how to work with us. We have also included forms to obtain your Philadelphia Business Licenses and Rental Licenses. There is marketing information on how we market your rentals called our "**4-Step LeaseUP! Program**". We will also add new information from time to time and you can visit our blog for additional updates.

We are also in the process of loading all of our available rentals onto the new site and in the future all of our rentals will be on this site. There is also detailed information for tenants and links so they can pay rent.

There will also be information and contact information concerning real estate sales and how we can help sell your property.

If you have a few minutes, please visit the new site and give us your feedback!

Thanks,

Mike Lautensack

President

Del Val Realty & Property Management

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Rental History May Soon Influence Credit Scores

Landlords aren't required to report to the three most popular credit bureaus, Equifax, Experian and TransUnion, so years of on-time rental payments don't necessarily influence first-time homebuyers' all important credit scores when they apply for a mortgage, syndicated columnist Ken Harney wrote for The Columbus Dispatch.

But that's changing, Harney writes. Experian and TransUnion are beginning to include rental payment histories into credit files and will use them to calculate credit scores, he notes.

Harney also points out there are alternative credit reporting services available to first-time homebuyers, such as ECredable.com, that incorporate payment history information that isn't reported to the major credit bureaus, such as phone and cable payments.

Source: The Columbus Dispatch

* Please be aware that Del Val is one of the few Property management firms in country reporting our tenant's payment history directly to the credit bureaus.

Take "Rentals Online" Quiz for Landlords and see how you do!

Rentals Online.com is a website designed to help property owners and managers keep their properties rented. Take their 10 question quiz for Landlords and see how you do! You get 10 seconds to answer each question!

www.rentalsonline.com/landlords/landlord_quiz.asp

Service Offered By Del Val ...

Rent Collection Services

Del Val Property will collect your rent through our automatic online payment system or by check or money order to our Office. Once the tenant's money has cleared, we will send your money within 2 or 3 days by wire transfer so there is no waiting for mail.

Our real-time reports and online tools allow owners to review the status of all tenant balances and payment information at any time using a web browser.

The HUGE advantage of us collecting your rent is the appearances of a large professionally managed company collecting rent which will encourage tenants to pay on time. Tenants will know that they must pay on time or they will be promptly evicted.

We will also make up to two (2) phone calls per month to tenants if they have not paid on time and send weekly emails to encourage prompt payment.

Get Our New Special Report Titled

"The Six Costly Mistakes Rental Property Owners Make...and How to Avoid Them"

Click Here to Get Your Copy!

<http://www.delvalproperty.com/PropertyManagement-FREEReport>



Del Val's Maintenance Division Offers Seasonal Services

Del Val's Maintenance Division offers seasonal services for your rental property. These services are great for heading off future problems and expenses!

-Air condition check up on all central air condition system with filter change - \$99.99

- All flat roof system: Coat roof with a GAF roofing system, 10 year guarantee with regular maintenance on roof, \$5.35 per square foot of roof.

Give our maintenance coordinator, Greg Gaughan, a call at 484-328-3282 to schedule one or both of these services today for your rental property!

Welcome Tom Dahlke!

Del Val's New Business Development Manager

Thomas Dahlke is a new addition to the Del Val Team. Tom is a recent transplant to our area from California where he spent 19 years as a property supervisor overseeing residential, commercial and HOA's from Los Angeles to San Diego.

Tom is also a certified project manager and a certified renovator for lead based paint removal projects.

Tom has been married for almost 32 years to his wife Karen and they have a fantastic son James.

Tom looks forward to becoming a driving force in obtaining new business for Del Val Property!

Welcome New Owners This Summer...

- William Bartholomew
- Andrew Bartholomew
- HKB Real Estate – Karen Baird
- Patrick Washington
- Gerald Bell
- H. Ryan Kenny
- Walt Muller
- Phillip Berger (Brookhaven Dev. Corp)
- Julia Grimshaw
- Jessica Kindon
- Diane Roulston
- Michele Dziedzic



Del Val Personnel Contact Numbers & Other Information

Del Val Realty & Property Management

81 Lancaster Avenue, Suite 218

Malvern, Pa 19355

Office 484-328-3282

Fax 610-500-5682

<http://www.delvalproperty.com/>

Mike Lautensack – President

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Jim McEachern – Maintenance Director

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Terri Ulaner – Administrative Assistant

tulaner@delvalproperty.com

Mary Ann Brennan – Office Manager

mbrennan@delvalproperty.com

Sean Maloney – Sales Manager

smaloney@delvalproperty.com



Don't forget your referrals are ALWAYS welcome; please contact Mike at 610-240-9885 with a name and number!

Have a Great Summer!!

Properties for Sale

324 Rices Mill Rd, Wyncote - \$409,900

725 E. Madison St, Philadelphia - \$25,900

133 Orchard Rd, Phoenixville - \$205,000

3218 N. Philip St., Philadelphia - \$35,000

356 E. Penn St, Norristown - \$53,900

1833 S. Taylor St., Philadelphia - \$65,900

1515 N. Frazier St., Philadelphia - \$49,900

2616 Allison Dr, Pottstown, PA - \$144,900

229 Drummers Lane, Wayne - \$129,900

64 Providence Forge Rd, Royersford - \$149,000

314 Congress Ave, Lansdowne - \$234,900

6440 N 16 St, Philadelphia - \$139,900

TOP DOLLAR FOR YOUR HOME!

Free Report Reveals How to Set Your Asking Price When Selling Your Home.

Please email Sean Maloney, Sales Manager, for YOUR Free Report!

smaloney@delvalproperty.com