

# Dealing with Unexpected Problems with Lease-Option Properties

*By Matthew S. Chan*

(Book Excerpt from “TurnKey Investing with Lease-Options”)

When unexpected challenges and problems come up or are discovered during the property preparation period, we note these problems so we can either fix the problem or disclose it to the tenants.

These problems must be acknowledged and they must be disclosed. The reason we want to do this is because it is in our best interests to do so. People who move into our investment property ultimately know more about the ins and outs of our property than we do. The reason for this is because they live in it. They eventually use every feature, electrical outlet, window, door, and appliance. It all gets found out in the end.

The last thing we want to have happen is for our tenants to become upset because they were caught off-guard. When we deal with our tenants, we are upfront to disclose all the imperfections we know of, but because we have never lived in the property, it is impossible for us to know every imperfection.

This explanation is often sufficient for most of our tenants. It shows we are genuine and are attempting to look out for them.

We also have them sign a Property Inspection affidavit to confirm we have given them ample time to properly inspect the property for damage or defects.



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