NORTH ATLANTA
REALTY, INC.
AtlantaHomesForRent.com

10 November , 2007

Dear Owners:

At the urging of our attorney and after consulting with other property managers we have begun implementing a program to address possible safety and security issues relating to old locks and keys remaining in properties when renting the properties to new tenants

Because we can't be certain that unauthorized persons don't have keys to existing locks we will be changing locks or at the least re-keying all locks prior to a new tenant taking occupancy. We are charging the tenants $10 per lock up to a maximum of $50 total. Costs over that are passed on to the owners.

Our goal is to establish a procedure to eliminate or minimize the potential liability from tenants claiming to have been harmed because we didn't take all possible steps to provide them with a secure home. We have been advised that this is an essential step in the event of an unforced entry, regardless of who may have been at fault.

We have chosen a locksmith whom we believe provides excellent service at a very competitive price. He will rekey the locks to our master key but no 2 property's keys will be alike. We keep a master key in our office key safe and each of the leasing agents and property managers have a master key.

The benefit is that we know one key will fit all locks in that house and that we should always be able to access the property. This has not always been the case when we have not been supplied with keys for differing locks (especially deadbolts), or when a tenant has changed the locks (because they felt unsafe with old locks) and failed to supply us with a key.

We believe this will help protect you, our client, from this type of liability, and our new customers (tenants) from unauthorized intrusions, and will do so as economically as possible.

Cordially,

Doug Wansley, RMP®
Senior Property Manager
North Atlanta Realty, Inc.

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