

THE LABRADA GROUP

Specializing in Residential Sales & Property Management in the San Gabriel Valley & Inland Empire

Our Services

Real Estate

The LaBrada Group can help you buy your next home or sell your current home!

[Real Estate Brochure](#)

Property Management

The LaBrada Group can manage and lease your rental/investment properties!

[Property Management Brochure](#)

Short Sale

The LaBrada Group can assist you in completing a short sale on your current home!

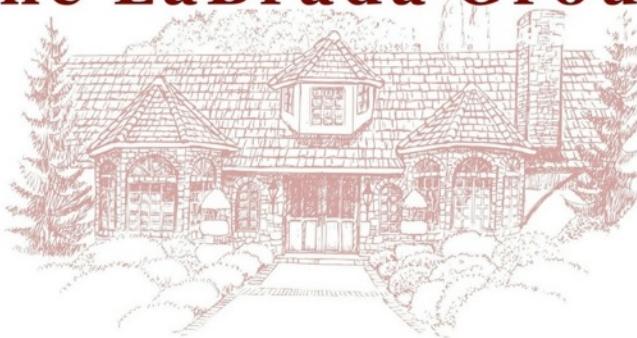
[Short Sale Brochure](#)

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The LaBrada Group



A Word From Rudy LaBrada . . .

Welcome to March Madness here at The LaBrada Group! In this newsletter, as always, we highlight our rentals available, a few that are in rehab and coming soon and our listings for sale. We have some additional rentals coming soon, so be sure to check our website www.thelabradagroup.com if you are in the market for a rental.

Our article of the month is geared towards tenants and getting the most of your security deposit back. On the lighter side of The LaBrada Group, we highlight our Pineapple Cheesecake Recipe from our monthly calendar - a client has already made this pie and says it's divine and easy to make!

And, as always, when looking for a new family pet, always remember to look for rescue animals and shelter animals. They make the best pets! And, spay and neuter to help control the pet population.

Rudy LaBrada, Broker/Owner

FOR LEASE



14105 Owen St., Fontana
Single Story Home
with Attached 2 Car Garage & RV Parking
4BR / 2BA - \$2,050



8807 Holly St., Rancho Cucamonga
Single Story Home
with Attached 2 Car Garage & Pool
4BR / 2BA - \$2,200



7610 Klusman Ave., Rancho Cucamonga
Single Story Home
with Attached 2 Car Garage & Pool
3BR / 2BA - \$2,500



147 N. Euclid Ave., Upland
Commercial
Retail/Office Space
Approx. 820 Sq. Ft. - \$1,350

[Click HERE to view properties
FOR LEASE/RENT](#)



Click the link below to view all
Available Properties on our website:

[Available Properties](#)



16114 Bighorn Ct., Chino Hills
Two Story Home
with Attached 2 Car Garage,
Pool, & Putting Green
4BR / 3BA - \$TBD

11591 Copper Pass Ct., Rancho Cucamonga
Two Story Home
with Attached 2 Car Garage
3BR / 2.5BA - \$2,300



RUDY LABRADA
BROKER/OWNER OF THE LABRADA GROUP

Graduated from Loyola Marymount University & Bishop Amat Memorial High School

Named as one of the Top 250 Latino real estate agents in the United States.

Been in real estate for more than 25 years and is a Certified Short Sale and Foreclosure Specialist.

Most people would be interested to know that Rudy has a background in Political Finance.

Rudy is the co-author of the 2015-2016 'Top 10' and 'Best Seller' on Amazon.com, 'The Art of Buying and Selling Real Estate' which is available on paperback and Kindle on Amazon.com. Within days of its release, the book reached #2 in the Buying and Selling Real Estate category and reached 'Top 10' and 'Best Seller' status on two separate national and international best seller lists and was also featured as a 'Hot New Release'. He is so proud of this accomplishment, he is considering writing his own full book based on his vast experiences in the real estate business.

FOR SALE



3739 Country Oaks Loop #H, Ontario
Creekside Bachelor Unit
with Detached 1 Car Garage
0BR / 1BA -\$132,500



2274 Verbena Ave., Upland
Two Story Single Family Home
with Attached 2 Car Garage
4BR / 3BA -\$585,000



14632 Glenoak Pl., Fontana
Two Story Single Family Home
with Attached 2 Car Garage
3BR / 2.5BA - \$365,000



3707 S. Mustang Dr., Ontario
Two Story Single Family Home
with Attached 3 Car Garage
5BR / 3BA - \$515,000

[Click HERE to view properties
FOR SALE](#)

Want Your Security Deposit Back? Ask These 6 Questions

Every penny counts when you're moving, so it's important to do everything you can to get back 100% of your security deposit. It's important to be proactive about taking care of your rental to help ensure you'll get back every penny. Here are six important questions to ask before you sign the lease that can help save you some dough.

Does your landlord expect the unit to be returned spotless? - Your landlord might be a stickler for cleanliness, and not just about sweeping the floors and dusting. They might expect a sparkling-clean oven, microwave, and fridge — as well as freshly spackled and touched-up walls. Find out by asking your landlord what is expected at move-out time. If you've put off cleaning or don't have the time, hiring a cleaning service to deep-clean the unit before you move out might be worth the investment. That way, you're able to dictate how much you spend rather than your landlord charging an unrealistic amount.



What is normal wear and tear? - If you've lived in the same place for several years, it's almost guaranteed to not look as good as the day you moved in. The carpet will show wear, the paint will fade or show smudges, and there might be nicks on the walls.

Simple wear and tear like this happens over time and the landlord shouldn't charge you for that. In other words, the landlord can't remodel the place on your dime. But if the damages are excessive and require extensive, that's on you and repair costs will come out of your security deposit.

What's the charge for repainting? - Did the existing wall colors not work with your feng shui? You might not have to cover the walls in floor-to-ceiling artwork. If you wish to paint the walls a soothing aqua chiffon or maybe a lovely hyacinth, you need permission from the landlord first. However, you'll either need to paint the walls back to the original color before you move out or let the landlord take a repainting fee from your security deposit. Unless you know how to prep walls for painting like a pro and can be certain you won't get paint on trim, baseboards, or anywhere else it shouldn't be, let your landlord paint for you. Once you know upfront how much they'll charge you for the privilege of painting, those boring walls might start to look nice.

Who is responsible for lawn maintenance? - Lawn maintenance is a tricky area for renters and should be covered explicitly in the lease. If it isn't, generally speaking, when you rent a multifamily unit, the landlord is responsible for lawn care. If you rent a single-family home, you are probably responsible for the upkeep of the grounds. But there can be multiple levels of upkeep. What you consider well-kept might not match the landlord's definition. Find out how often you need to mow the lawn and whether you need to water it, trim bushes and shrubs, and keep weeds under control. When in doubt, maintain the property of your rental as you would your own house. If the landlord needs to spend money to return the grounds to the same condition as when you moved in, that will come out of your security deposit.

What about pets? - Cats might ruin the carpet by using it as a scratching post, and dogs sometimes dig holes in the yard. The bottom line is pets can cause damage. Landlords know this, which is why some don't allow pets. The ones who do might charge a pet deposit (if your state allows it). If you paid a pet deposit, that is what the landlord uses instead of the security deposit to pay for any pet-related damage. If you weren't charged a separate pet deposit, the landlord can use your security deposit to repair any pet damage.

What if something breaks? - If you spot a problem, tell your landlord right away. Whether you caused the damage, or it's a regular maintenance issue (which your landlord usually covers) and the problem later turns into a disaster, you could be on the hook for the damage. For example, if you spot water coming in from a leaky roof, the landlord needs to fix it right away, and they will usually pay for it. But if you fail to report noticeable issues soon, steep mold-removal costs could be on your tab.

The bottom line - The closer you can get to having your place look just the way it did when you moved in, the more likely you'll be to get your full security deposit returned (Pro tip: Take photos!). But if the landlord does keep some of your security deposit, they almost always need to provide you with an itemized receipt detailing the reasons. How long landlords have to handle this varies by state, so familiarize yourself with your state's laws and regulations. If you don't receive written explanation as to why you're not getting the full deposit back, contact your landlord and ask for an explanation. If that still doesn't work, you may have to take your landlord to small claims court. If you're successful, some states require landlords to pay you a penalty fee.

-Article from trulia.com

The Lighter Side of The LaBrada Group



Ingredients:

- ♦ 2 8-oz packages cream cheese (softened to room temperature)
- ♦ 1/2 cup granulated sugar
- ♦ 1 tbsp all-purpose flour
- ♦ 2 eggs
- ♦ 1 tbsp grated lemon zest
- ♦ Juice of half a lemon
- ♦ 1 1/2 tsp pure vanilla extract
- ♦ 1 prepared graham cracker pie crust
- ♦ Fresh pineapple slices
- ♦

Preparation: Preheat oven to 325 degrees Fahrenheit. In a stand mixer fitted with a paddle attachment, beat cream cheese, flour, and sugar until fluffy. Beat in eggs one at a time. Add mixture into prepared pie crust. Lay pineapple slices on top of filling. Bake for 30 minutes or until filling is just set. Cool on a wire rack. Refrigerate until chilled; keep refrigerated until ready to serve.

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We appreciate your business! - The LaBrada Group