



Receiverships

Find someone to fill that pesky vacant unit!

A **Receivership** is an equitable remedy that permits an Association to collect delinquencies by renting the property through a third party, also known as a **Receiver**.

In a **Receivership**, a court approves a **Receiver** to act as a landlord, or property manager, for a vacant or tenant occupied property. The **Receiver** ensures the property is ready to rent, then finds a tenant.

The tenant pays rent. The rent goes to paying the **Receiver**, then to the delinquency, then to any other dues owed. Lastly, whatever remains goes to the homeowner.

A **Receivership** is the best solution for when there is a unit/property in your Association meets the following criteria:

- First and foremost, the property must be **Vacant** or occupied by a someone without an ownership interest. A court will not permit **Receivership** if the property is occupied by someone with an ownership interest because that would require the evicting of the homeowner.
- The property must in a rentable state or must be reasonably brought into a rentable state. A court will not permit a **Receivership** if the property is in such a state that it would be unreasonable for a person to safely occupy the property.

If the property meets the above standards, we may petition a court to grant a **Receivership** for a property.

While the time frame for a **Receivership** depends in which county the case is filed, generally, a **Receiver** can have a tenant in the vacant property a month after the action is initiated.

A **Receivership** is a quicker and cheaper alternative to foreclosures. Also, the homeowner does not lose ownership of the property, and for this reason, courts are generally more willing to grant a **Receivership** than a foreclosure.

**Do you have any Receivership questions? Contact us at:
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(720) 542-8724**