

American Landlord Association

—Detroit Chapter

The Important Legal Issues Landlords Need To Know To Protect Themselves

Robert Liss and Anthony Shapero of the Berkley-based law firm of Liss & Shapero were invited to speak as guest experts at the American Landlord Association's Detroit Chapter monthly meeting.

Liss and Shapero provided an overview of the liabilities that landlords face with their properties located both in the city of Detroit and in surrounding suburbs.

"The most important factor in protecting your business and your assets is fully understanding that you need to be completely in control of the premises," said Liss.

The audience was responsive to a variety of topics including—clauses in leases, insurance loopholes and current legislative issues.

In addition to the overview of the topics, Liss and Shapero provided attendees with information on the best way landlords can structure their properties to protect themselves: forming separate Limited Liability Corporations for each of their separate properties.

"What's important to remember is if a problem occurs with a tenant, your assets could be at risk without properly structured legal documents," said Anthony Shapero.

During the hour-long discussion, the attorneys also provided an updated overview of Michigan No-Fault auto insurance with insight into this confusing law and how people can understand what their auto coverage really means.

"It was an honor to provide information to a group of businesspeople who are providing housing in our communities," Liss said.



To learn more about legal issues concerning landlords, please call Robert F. Liss or Anthony D. Shapero at **(248) 584-1300** or log onto **www.liss-shapero.com**