



MORTON
VALIHURA
& ZERBATO



HOT TOPIC

Please be advised that Wilmington Department of Licenses and Inspections and New Castle County Code Enforcement have been very aggressive with violations and fines of late. Additionally, New Castle County now has the ability to add fines onto your tax bill.

REMINDERS

BLACK PEN REQUIRED - Please remember to sign any and all court documents in black pen. If a document is signed in blue ink, it will be rejected and our office will have to re-file.

WRITS OF POSSESSION - Please remember that if Morton, Valihura & Zerbato, LLC is representing you in a summary possession action, we will file the request for writ of possession when necessary.

5 DAY LETTERS - Please do not send new 5 day letters if we have already filed a case against the tenant. This confuses tenants and is unnecessary. ALSO, 5-day letters **MUST** contained an itemized calculation of what is due.

AFFIDAVITS OF BREACH - Judges are now requiring breakdown sheets to accompany Affidavits of Breach for rent cases.

JUST THE FACTS

CHANGES IN COSTS AND FEES - Court Costs start at \$45.00; Post-Judgment Legal Interest is currently 8%.

OTHER SERVICES

BREAKDOWN SHEETS - We are happy to provide breakdown sheets for Landlord/Tenant trials. Kindly inform our office that you would like to take advantage of this service and we will have the forms filled out prior to trial.

WAGE GARNISHMENTS - Our firm has been approved by Equifax Credit Reporting Agency to run database inquiries for employment information for collection purposes. The cost of each query is \$34.10, and the information is guaranteed by Equifax to be accurate and up to date. Any query which does not provide employment will not be charged. Additionally, self-reporting by employees is now a feature with Equifax for a fee of \$4.95. This service is not guaranteed as the information is provided by the employee, but is an additional source for possible employment information. Equifax works by allowing payroll services, Fortune 500 companies and other companies to grant access to their information and is updated continuously.

If you have judgments for collection, please consider using Morton, Valihura & Zerbato, LLC to process wage garnishments against those individuals. We will be happy to discuss our services with you.

NEW BAR AFFILIATION - David C. Zerbato will soon be barred in Maryland. We look forward to helping you with all your Maryland legal needs!

WHERE WE CAN HELP

Delaware

Michael P. Morton, Esquire
Robert J. Valihura, Jr. Esquire
David C. Zerbato, Esquire
Jillian M. Pratt, Esquire

Pennsylvania

Michael P. Morton, Esquire
David C. Zerbato, Esquire
Jillian M. Pratt, Esquire
Christopher J. Kephart, Esquire

Maryland – Coming Soon!

David C. Zerbato, Esquire

New Jersey

Jillian M. Pratt, Esquire

Please let us know if you would be interested in attending a seminar regarding best practices in Landlord/Tenant matters.

Morton, Valihura & Zerbato, LLC
3704 Kennett Pike, Suite 200
Greenville, DE 19807

1675 S. State Street, Suite E
Dover, Delaware 19901

34814 Longneck Road
Unit #1, Cove Village
Millsboro, DE 19966

302-426-1313 • 302-326-1300

Thank you for reading our Quarterly newsletter.

If you have any topics that you would like to see addressed in future newsletters, please email Jill Pratt at jpratt@mvzllc.com or Deborah Hartwell at dhartwell@mvzllc.com.

If you know anyone who would like to receive a copy of our newsletter please email Sherry Lyons at slyons@mvzllc.com