

REAL ESTATE MATTERS



Auburn Office



Athens Office

NEW OFFICES DEBUT IN AUBURN AND ATHENS

The recent openings of two new offices mark an important milestone in GSH Attorneys' continued growth and commitment to providing trusted legal expertise across Metro Atlanta, Columbus and now into Alabama.

Located in Auburn at 1851 Samford Trace Court, the new Alabama office is led by Partner Jake Wallace, who also helps manage our Columbus operation. Jake said, "GSH Attorneys values relationships, and we look forward to creating many new ones throughout the Auburn community. There is tremendous opportunity in the area for both residential and commercial real estate growth."

In Metro Atlanta, we have grown our footprint to serve the Athens area at 2470 Daniells Bridge Road, led by attorney Scott Mills. "Expanding into Athens is an exciting step for our firm and for me personally as a proud UGA alumnus," Scott shared. "We can now better serve our clients across Northeast Georgia, helping more lenders, brokers, developers, investors and homeowners make their goals reality."

PROFITABILITY TIPS FOR LANDLORDS: STRATEGIES TO SCALE, SAVE AND SUCCEED

The rental market presents lucrative opportunities and complex legal challenges for landlords. As a Partner leading the Landlord/Tenant practice at GSH Attorneys and a property owner herself, Mechelle Montgomery-Bumpers has practical tips to share about what it takes to scale smartly, save money and succeed in property management.

After years of status quo landlord-tenant laws, legislation has changed multiple standards each year since the pandemic. Many laws have created increased requirements for landlords that, if not completed, could be terminal for an eviction or, worse, result in penalties.

“These increased requirements signal growing legal complexity,” said Bumpers, Esq. “Profitable landlords will create and improve policies that help them earn more while keeping tenants satisfied and following all laws.”

GSH Attorney recommends three steps all landlords can take to increase profitability:

- **Lease Review:** review leases to find ways to better protect the investment by meeting the changing legal standard and provide transparency concerning expectations.
- **Fee Strategy:** set up fees that increase your income while keeping tenants happy and wanting to stay.
- **Security Deposit:** optimize security deposit practices to ensure compliance and minimize tenant disputes, which could result in the return of three times the initial deposit.

For more on profitable lease provisions and simple strategies landlords can use to boost their earnings per unit by 15–30%, read the rest of the article [here](#).

Celebrations:

The Gate City Foundation presented Partner Clyde E. Mize, Jr. with the President’s Award of Excellence at its 24th Annual Hall of Fame Gala, honoring his dedication, leadership, and contributions both in the legal profession and in our community. He then ended the year being named to Georgia Trend magazine’s “Legal Elite.” Congratulations, Clyde!



Partner Clyde E. Mize, Jr.

In the Community:

Giving back is central to who we are at GSH Attorneys. Recently, we collected bedding for Sleep in Heavenly Peace and hosted food drives for Hope Hill Elementary in Atlanta and Feeding the Valley Food Bank in Columbus. Thank you to everyone who helped make a meaningful impact in our communities.



Attorney Gillen Joachim hosted multiple CE classes to cover the 2026 GAR Forms changes—everything needed to start the new year prepared and confident.



In the Community (continued):

Our Marketing Director, Kim Lewis, represented the firm at December's ARA Annual Business Meeting. We always enjoy connecting with industry professionals while staying engaged on the latest developments impacting the real estate community.



From investor-focused guidance to 1031 strategies and lease law essentials, participants in our CE Mastermind Class gained tools to better serve their clients.



Save the Date! CE Masterclass

Coming up on **Feb. 26th** from 10 a.m. to 1 p.m. in our Alpharetta office, our own Mechelle Montgomery-Bumpers is co-leading this CE Masterclass again. More details and registration information coming soon!

GSH
ATTORNEYS

SAVE THE DATE
Course code: 79293

CE MASTERCLASS: INVESTOR CLIENTS, 1031 STRATEGIES, AND LEASE LAW



Tanya Cohn
Speaker
Broker/Owner, Senior Loan Originator (NMLS 131823)



John Mangham
Speaker
Certified Public Accountant
Craft 1031 Solutions



Mechelle Montgomery-Bumpers
Speaker
Partner, GSH Attorneys,
Landlord-Tenant Chair

CLOSING COUNSEL:

Homestead Exemption

April 1st is the deadline to file for Homestead Exemption in most counties in Georgia, so now is a great time to reach out to clients with information on how to apply for a property tax reduction.

To be eligible, you must own, occupy, and designate the property as your legal residence as of January 1st of the tax year.

 404.255.6900



 www.gshattorneys.com

NOW WITH 9 LOCATIONS TO SERVE YOU!

Alpharetta

3655 North Point Parkway
Suite 110
Alpharetta, GA 30005

Atlanta - Northside

990 Hammond Drive
Suite 300, Bldg. One
Atlanta, GA 30328

Columbus

1 Bradley Park Court
Suite B
Columbus, GA 31904

Athens

2470 Daniells Bridge Rd.
Suite 161, Bldg. 100
Athens, GA 30606

Auburn, AL

1851 Samford Trace Ct.
Ste. 600
Auburn, AL 36830

Kennesaw

1275 Shiloh Road, NW
Suite 2210
Kennesaw, GA 30144

Atlanta - Buckhead

2827 Peachtree Road NE
Suite 450
Atlanta, GA 30305

Braselton

6634 Hwy 53
Suite 110
Braselton, GA 30517

Suwanee

1325 Satellite Blvd., NW
Bldg 1100, Suite 1112
Suwanee, GA 30024