

BARTHOLOMEW COUNTY LANDLORD ASSOCIATION

"Working together to provide quality housing and protect our investments."

President: Brad Grayson 812-376-3500 gmoffice@comcast.net.

www.BartholomewLandlords.com 3129 25th St #202, Columbus IN 47203

This Saturday: Oct 10, Columbus Airport (Lower level)

8:30 am Set up and social time, BYOCoffee

9-10 am Program

Agenda:

October is Fire Safety Month - Free smoke detector to members

It's not IF you have a fire, it's WHEN.

Always good to review these basics.

The landlord is responsible for many safety features in every rental AND state law requires a written disclosure signed by the resident.

We'll handout the required disclosure and

Drawings to show the legal placement of smoke detectors by the landlord.

Discussion and questions will branch into other fire and safety issues to keep your properties and your residents safe.

New Protected Classes for Fair housing in Columbus.

We'll review the new local law and discuss how to implement it.

Handouts: Lowes 10% off coupons and a list of "people-search" websites. (members only)

Last Month: New Screening Tricks for 2015.

We added several websites to the list - helps finding skippers.

If you do ONE THING well as a landlord, it must be SCREENING.

"How much did your last bad tenant cost?"

"Who let that deadbeat into your house!?"

Facebook, texting, and internet searches have changed how we screen.

It's AMAZING what we now find!

The deadbeats are getting smarter and can slip thru normal screening.

There ARE "professional deadbeats" who prey on newbies and Mom&Pop landlords.

They are VERY GOOD at lying!

We MUST go a step farther to protect our property, our income, and our family's safety.

Also: pre-screening, phone interviews, BCLA Credit Reports, In-Home inspections before approval, Fair Housing Law (we must all brush up on that every year!).

Pros: bring your ideas to share!

Need your rent info: Strength in numbers.

We need YOUR help to **build a data base of local rents** for the tax assessment process. This is to our advantage.

We need your rental address and it's BASE rent for the home.

Do not include utilities, pet fees, appliance fees, parking, trash, internet, etc. Just the base rent for the home.

The more info we can gather the more accurate the assessments.

Other LLs need this info to appeal their taxes down.

You can bring that info or email it to Brad at gloffice@comcast.net

If you are worried about privacy, the Assessor's office already knows who owns the property.

Buying or Selling: New rules.

The HUD1 for will be replaced by a SETTLEMENT STATEMENT and the buyer must review the statement 3 DAYS PRIOR TO CLOSING.

NEW: some banks plan to add a week for this process.

(thanks for the heads up Dave Siewert!)

No more printed Newsletter:

Email, text, Facebook, and BCLA website. Details to come.

Best: simply mark your calendar for the Second Saturday of every month.

This will save BCLA \$2000 per year, helping us keep membership fees low.

If you are not "connected" and must have a printed newsletter, let us know

What you DON'T know CAN hurt you

- Handbook with Forms: Application, Lease, Late Letters, Inspections, Court, etc
- Online Court eviction records, (Doxpop) at no charge - worth \$300-500 per year
- Credit Reports, online, \$6. Criminal, Sex Offender reports available
- Buying Group – 10%+2% at Lowes, huge discount at Sherwin Williams, and more
- Learn how to be increase profits, reduce turnover, reduce headaches!
- Learn about tax advantages, extra deductions, rental bookkeeping
- You are not alone. Meet other local landlords facing the same issues
- Learn about court: eviction, garnishments, body attachments (warrant for their arrest)
- Learn about collections, finding skips
- Learn from speakers - local CPAs, attorneys, furnace repair, pro painters, etc.
- Swap names for contractors, suppliers
- Strength in numbers: representation on Housing Task Force, etc.
- Tenants can get free attorneys. What are you doing to stay ahead of them?
- Many laws are not logical; some are urban legends. Fines are huge.
- Ignorance of the law is not an excuse. Fair Housing laws, lead based paint laws, Flood Disclosure, building codes, and health codes apply to landlords with 1 or 1,000 units.

Membership: \$55 per calendar year (deductible business expense), made out to BCLA, and a completed registration form. New members joining midyear receive a large notebook of forms worth more than the membership fee, full of info geared to Bartholomew County, Doxpop online court records, \$6 credit reports, attorney program, discounts on paint and materials, contractor referrals, mailings, and email updates. New members joining in Oct, Nov, Dec automatically roll to the following year. Family members or legitimate business partners are included in a business's membership.

Enroll online at www.BartholomewLandlords.com Heavy Doxpop users may see additional cost.

Monday lunch: Sirloin Stockade, Hwy 31 next to Kroger. Noon, every Monday even most holidays. Come as you are! No program, just fellowship, swap ideas, help each other, and yak. Newbies and questions welcome! Spend a little time with local landlords who have 20, 30, 50 years of experience.

Ya gotta eat! We're in the side room to the left of the food bars.

Monthly Meeting: We meet on the second Saturday of each month, 9-10am, with guest speakers or topical discussions. Please mark your calendars. Work clothes are OK. Learn how to protect your RE investment and improve your profit.

Location: Columbus Municipal Airport, Large Meeting Hall (downstairs). Fully accessible via elevator. 4470 Ray Boll Blvd, Columbus, IN 47203

Or drive north on Central Ave, follow the bend to the right, then left on Ray Boll Blvd. Next to the jet on display.

Any Violation of these rules/guidelines may result in dismissal or revocation of membership rights.
I agree to the terms shown above.

SIGNATURE _____ DATE SIGNED _____