BARTHOLOMEW COUNTY LANDLORD ASSOCIATION

This Saturday: Dec 9, 9-10 am

Columbus Indiana Airport, Meeting Hall (downstairs)

\$1 per person to pay for the room. First time guests are free.

4 Biggies!!

Biggie #1: Time To Renew!

All memberships expire Dec 31. Second Notice.

Renew online at www.BartholomewLandlords.com

- -with your check on the website
- -with your credit card on the website
- -drop off a check at The UPS Store, Box #202
- -bring any of the above to the meeting or lunch

Don't lose your discounts, Doxpop, or \$6 credit reports

Saturday's Agenda: Back To Basics by Brad Grayson

"This is a football"

EVERY good business, old or new,

Must stop and review the basics.

Build on a solid foundation.

Landlord School is now in session!

Newbies bring your questions.

Pros bring ideas to share.

Renters have changed. Have you kept up?

- -Prepping the home
- -Cleaning tricks and tips
- -Painting
- -Curb appeal
- -Flooring
- -Fashion trends
- -Getting the word out
- -Showings
- -Screening

New Members: are invited to stick around after the meeting for a brief orientation of BCLA services available to them. There is usually a group that goes to brunch After the meeting, too. Y'all come.

Last Month: Lew Wilson, Assessor
Property taxes are a major expense for landlords
and we need to understand them.
Stuff is changing. Don't be caught unaware.
Lew always does a great job explaining
how are property taxes are calculated
and how to appeal them for free.

Coming up:

Jan 13: Small Claims Court (eviction) Magistrate Meek Please note this is a closed session for paid members only.

JCPI paid members are invited.

Feb 10: Vendor Fair with big prizes!

Biggie #2: Big change!

Community Buying Group is now part of Think Realty To get your discounts you MUST opt in at www.communitybuyinggroup.com/thinkaffiliate

or call 816-398-4130

Your discounts are gone until you opt in.

Our group code is BCLA109

BCLA pays for a group membership so no additional cost to you.

Sherwin Williams – HUGE discount nationwide, locally just show your BCLA card **84 Lumber** (new!)

Sunbelt Rentals - discounts on equipment and tools

SimpliSafe - group pricing on security systems

And many more

Biggie #3: A Letter from (Eviction) Court:

As both winter and the Holidays approach, please remind folks in the Landlord's Association about two issues. First, the Indiana Landlord-Tenant statute does not permit Landlords to disconnect, or shut off, utilities for any reason while a tenant is still in possession of the landlord's rental property. Likewise, the court will not tolerate utility shut offs. This has been the court's position for the past 14 years.

Second, the court will deviate from the standard seven (7) or 14 day move out date policy starting December 4, 2017. We have done this for several years as well. The court will go back to the standard move out date policy starting January 2, 2018.

Finally, please encourage folks to use the damages form the Landlord Association has developed. Also, please remind them unpaid rent and physical damage to the rental property are two different things and must be presented as such.

Thank you for your help and understanding.

Joseph W. Meek

Magistrate, Bartholomew Superior Court 2

Biggie #4: URGENT!! Court is cracking down on the required

written Deposit Settlement mailed within 45 calendar days.

If not done properly you might lose

every penny the deadbeat owes you.

Do the letter! Repair quotes or estimates are OK.

Get a CERTIFICATE OF MAILING for \$1.05 at the Post Office

Or send it PRIORITY with tracking for \$6.65 from your office with

USPS Click and Ship online label and payment.

The law only requires you SEND it

To the last known address (perhaps your rental)

Court is now doing eFile for evictions.

Save a trip, pay with credit card online.

Credit Reports: BIG change!

These are still a vital tool in your screening arsenal.

BUT...the federal government, in all their wisdom and experience working screening applicants has decided that as of July 1, 2017,

COURT EVICTIONS and MONETARY JUDGMENTS.

even previous actions, will no longer show on credit reports.

Yes, you read that right.

We still use CRs but you MUST also search carefully on

Doxpop for evictions.

(MyCase does not cover all counties)

Thru our great arrangement with NTN Credit Reports

You can request DECISION POINT service which pulls

evictions, criminal, sex offender, bankruptcies...the whole shebang!

AND gives you an overall YES/NO score on your applicant's rentability.

NTN can also provide selected services cafeteria style.

<u>Doxpop:</u> CAUTION: read the screen carefully!
The Chronological listing has been reversed –

with the NEWEST post at the top but it might be on the next 3-4 lines.

We still need Doxpop because the new Odyssey MyCase system

does not cover all Indiana counties,

including some of our surrounding counties you need.

Special THANK YOU to all the vendors who support BCLA! They help our businesses every day. Please support our vendors.

<u>JCPI</u> Johnson County Property Investors ("Franklin LL group") are welcome the same as BCLA members.

BCLA

"Working together to provide quality housing & protect our investments." President: Brad Grayson 812-376-3500 gmoffice@comcast.net. www.BartholomewLandlords.com 3129 25th St #202, Columbus IN 47203

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.

<u>Membership:</u> \$75 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.

<u>Monday lunch:</u> Sirloin Stockade, Hwy 31 next to old Kroger. 11:30, every Monday even most holidays. Come as you are! This is an open forum business session, to network, listen, learn, ask question, share experience. 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.

<u>Monthly Meeting:</u> We meet on the second Saturday of each month, 9-10am, with guest speakers, demonstrations, or topical discussions. Please mark your calendars. Work clothes are OK. Learn how to protect your RE investment and improve your profit. Door charge \$1. Guests welcome!

<u>Location:</u> Columbus Municipal Airport, Large Meeting Hall (downstairs). Fully accessible via elevator. 4770 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.

About BCLA: Bartholomew County Landlord Association is the largest and oldest local organization of housing providers supplying related information. Our aim is to help landlords and property managers get the information they need to serve the community's housing needs and to protect their own investments. BCLA has been meeting every month for over 20 years to address these issues. Members include private landlords, property managers, realtors, suppliers, and more. Your membership is vital as we work with community leaders to address housing concerns.

BARTHOLOMEW COUNTY LANDLORD ASSOCIATION MEMBERSHIP APPLICATION

Or Register with check or credit card at www.BartholomewLandlords.com

The Bartholomew County Landlord Association is only an information gathering tool and an educational organization. All information compiled or distributed is based strictly on statements from other landlords, public record, or contributions from speakers on a voluntary basis.

I understand that as a member of the Landlord Association that any information obtained for me will be used strictly by me and that I will not discuss or inform other persons in regard to that information.

I understand that all information I supply the Landlord Association is to be submitted in writing and signed and dated by me.

I understand that all information submitted to the Landlord Association by me is true and accurate with the necessary proof to withstand legal action. I also understand that I am personally responsible for any fictitious or deceptive information supplied by me.

I understand that it is my responsibility to inform the Landlord Association of any change in status of information submitted by me. The right to rent/lease property is strictly the landlord's or property manager's option and should not be affected by information from the Landlord Association.

I understand that I may not in any way represent the Landlord Association without official consent of the Board of Directors. Members shall be in good standing with the community.

GENERAL INFORMATION or _____ Property Manager Owner/Landlord Number of units Personal Name(s) Mailing address City _____ State ____ Zip ____ Email(s) _____ Phone Number to give out for referrals, etc_____ Home Phone Cell Fax Suggested topics? Speakers? Needs? Just starting? ______ Membership is \$75 per calendar year. All memberships expire on Dec 31 of each year. New members registering mid-year will receive the \$65 handbook. New members registering in Oct, Nov, or Dec will be credited to Dec 31 of the following year. Replacement Handbooks: \$65. Optional: We will mail your handbook for an additional \$10. OFFICE ONLY: Payment received Mail check and form to: Forms packet Bartholomew County Landlord Association Member Card c/o Grayson Management Added to roster 3129 25th Street #202 Doxpop setup Columbus IN 47203 Welcome email Or One Time Automatic Bank Draft: (initial) I authorize BCLA to draft (circle one) \$75 or \$85 from my checking account. (Copy the computer numbers from the bottom of your check) I: II' 9 digit routing number Any Violation of these rules/guidelines may result in dismissal or revocation of membership rights. I agree to the terms shown above.

_____ DATE SIGNED _____

SIGNATURE