

BARTHOLOMEW COUNTY LANDLORD ASSOCIATION

This Saturday: Sept 9, 9-10 am

Columbus Indiana Airport, Meeting Hall (downstairs)

\$1 per person to pay for the room. Guests are free.

Agenda: BCLA in conjunction with Columbus City Hall is sponsoring:

A HOUSING FORUM

Saturday, September 9, 2017

9:00 am - 10:30am

Get to know the local resources.

These agencies can help you fill vacancies and help your residents pay their rent.

This is a PUBLIC MEETING sponsored by BCLA in conjunction with Columbus City Hall.

Free coffee and donuts provided by BCLA.

The purpose of this forum is to improve working relationships between agencies who have funding and resources, and local landlords who might benefit from such programs.

Agencies on the panel include

Columbus Housing Authority,

Columbus Township Trustee,

Human Services, Inc.,

Thrive Alliance (formerly Housing Partnership),

Turning Point,

Love Chapel, and

Lincoln Neighborhood Center.

The panel was issued several questions in advance and we'll take questions from the audience.

Last Month: ; Brad Grayson – **2 Big Changes We Made**

(this is a segment of his class Landlord Law and Skills)

Reduced stress and increased profit!

Brad explained how to implement

ZERO TOLERANCE on Lates –

When done right, they will actually PAY!

2 Minute In Home Visit before final approval.

How to screen out housebeaters, hoarders, and horrible stinkers.

They can look great on paper but only your nose knows!

Coming up: State Senator Greg Walker on housing issues before the legislature, especially the hot topic of service organizations feeling they should not have to pay property tax.

URGENT!! Court is cracking down on the required written Deposit Settlement within 45 calendar days. If not done properly you might lose

every penny the deadbeat owes you.

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 decided that as of July 1, 2017,

COURT EVICTIONS and MONETARY JUDGMENTS

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.

Doxpop: CAUTION: read the screen carefully!

The Chronological listing has been reversed – with the **NEWEST** post at the top.

We still need Doxpop because the new Odyssey system does not cover all Indiana counties,

including some surrounding counties you'll need to search.

Community Buying Group: 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

OfficeMax/Depot – discounts vary, must have the BCLA OfficeDepot retail discount card

Sunbelt Rentals – discounts on equipment and tools

SimpliSafe – group pricing on security systems

And many more

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

JCPI 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.

Membership: \$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.

Monday lunch: 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.

Monthly Meeting: 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!

Location: 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

_____ Owner/Landlord or _____ Property Manager _____ Number of units

Personal Name(s) _____

Business Name _____

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.

Mail check and form to:

Bartholomew County Landlord Association
c/o Grayson Management
3129 25th Street #202
Columbus IN 47203

OFFICE ONLY:

Payment received _____
Forms packet _____
Member Card _____
Added to roster _____
Doxpop setup _____
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: _____ : _____ ||'
9 digit routing number Account number

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 _____