

BARTHOLOMEW COUNTY LANDLORD ASSOCIATION

This Saturday: Dec 8, 9-10 am

Columbus Indiana Airport, Meeting Hall (downstairs)

\$1 per person to pay for the room.

Saturday's Agenda: How to use and read Credit Reports

To avoid sneaky deadbeats

Special Guest: John Spafford of NTN Online.

Applicants can look good and smell good

UNTIL you see how they handle their money!

Credit reports show what you cannot see by looking.

BCLA has a VERY special arrangement with NTN:

No sign up fee and \$6 for a scored report.

NTN also has complete screening services –

Just enter their info and NTN does the rest for you!

TIME TO RENEW!

All memberships expire Dec 31.

Don't lose Doxpop, \$6 credit reports,
strength in numbers, Membership in the
new INDIANA state REIA organization

to lobby for landlords and investors, and much more!

Go to www.BartholomewLandlords.com

Eezy Peezy! Use a check or credit card on the website.

Please complete a form to update our records.

Mark Your Calendar and phone reminders

For BCLA on the 2nd Saturday of every month.

We have not missed a session in over 20 years!

You can count on it!

Previous Month:

***SPECIAL NOTE: Mike Todd will return for a Saturday Seminar
For those interested in more info and training. To be announced.***

Tax Free Rent Income for Life

Each attendee received a free book Self Directed Tax Free Income

BRAD says "Work smarter not harder.

I now place properties in my Self Directed Roth IRA and 401kRoth.

Every penny of rent or resale profit is totally tax free.

Without income tax each property is worth double to me.

I can will this tax free income stream to my children, grandchildren.

I started with \$500 in the account. There are ways to use
borrowed money, partners, land contracts, seller financing, etc.

If you have high income there are methods available.

OR...**consider being "the bank"** and

loan out money from your IRA or 401K.

I am getting 15% interest on my loans, tax free. Did I say TAX FREE!

That's like getting 30% minus taxes.

Special Guest Mike Todd of IRA Innovations
is the Custodian for my account.

I have sent all my children and family to him.
He is driving up from Nashville TN at my request
just to talk with our group to explain
how you can put real estate to work into your IRA or 401K.

Big News!!

In our continuing effort to bring value and quality
(and discounts!!) to your membership in BCLA
we (that's YOU!) are now part of the brand new
Indiana State Real Estate Investors Assoc.

INstateREIA and

was formed to focus on laws and lobbying at the state level.

Example: the recent Landlord Registration passed
in Columbus was based on a new state law passed
by our state legislature.

Your BCLA dues are now supporting
lobbying at the state level AND
bringing us more discounts!

www.indianastatereia.org

INstateREIA has already been active helping LLs
In Morgantown with the new utility rule which holds
LLs responsible for the resident's bills.

Support the Vendors who Support US!

Special thanks to, and please support those who support us:

Assessor Lew Wilson and Ginny Whipple

Burt's Termite and Pest Control

Ceraland Family Park

Direct Concepts Flooring

Brad Grayson Seminars

Hallmark Mortgage Dave Seiwert

Home Depot- Art Slike

Love Chapel

MRC Managed Rent Collections – Chuck Doup

NTN Online Screening, Credit Reports – John Spafford

Old National Bank

Peters' Heating and Cooling

Repp Accounting –Sue Repp

Rumpke

RWS Rose & Walker Supply

Sherwin Williams

State Farm Dave Dailey

Wayne Meyer Electric

Window World

Coming up:

Jan 12 Contractor and Supplier Show - \$500 Mega prize

Feb 9 Eviction Court Magistrate Meek

Big change!

Community Buying Group is now part of Think Realty
To get your discounts you MUST opt in by calling

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

JCPI Johnson County Property Investors

("Franklin LL group") are welcome the same as BCLA members.

BARTHOLOMEW COUNTY LANDLORD ASSOCIATION

3129 25th Street PMB202

Columbus Indiana 47203

812-376-3500

"Working together to provide quality housing for the community."

President: Brad Grayson

812-376-3500

gmo@comcast.net

www.BartholomewLandlords.com

11-1-2018

About BCLA: Bartholomew County Landlord Association is the area's 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 23 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.

What you DON'T know CAN hurt you

- Handbook with digital 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
- Think Realty Buying Group:, huge discount at Sherwin Williams and more
- IndianaStateRealEstateInvestorsAssociation (INstateREIA) – lobbies for us at state level
- 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.

Monthly Meeting: Normally, we meet on the second Saturday of each month 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!

Room Charge \$1 per person.

Location: Columbus Indiana Airport, Lower Level Meeting Hall.

4770 Ray Boll Boulevard, Columbus, IN 47203

Membership: \$75 per calendar year (deductible business expense), made out to BCLA, and a completed Membership Application form. This includes a notebook of forms and info geared to Bartholomew County, Doxpop online court records, \$6 scored credit reports, discounts on paint and materials, contractor referrals, and email updates. Enroll online with check or credit card at www.BartholomewLandlords.com Heavy Doxpop users may see additional cost.

Monday Lunch: Sirloin Stockade, Hwy 31 next to Kroger. Anytime between 11:30am and 1pm, every Monday except holidays. Come as you are! We simply meet to eat, fellowship, swap ideas, help each other, and yak. Newbies and questions welcome!
Ya gotta eat!

BARTHOLOMEW COUNTY LANDLORD ASSOCIATION
MEMBERSHIP APPLICATION

11-1-2018

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, is true and accurate with the necessary proof to withstand legal action, and 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. Persons may apply and pay online at www.BartholomewLandlords.com

GENERAL INFORMATION

_____ Owner/Landlord _____ Property Manager _____ Vendor/Contractor _____ Other _____ # 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 _____ Cell _____

Suggested topics? Speakers? Needs? Just starting? _____

Dues are \$75 for the calendar year ending Dec. 31 and are only renewed when yearly membership is paid.

New memberships starting Oct, Nov, Dec will include the following calendar year.

New memberships starting midyear receive the digital handbook (a \$300 value) as part of their membership.

Handbooks are now digital. Replacement Digital Handbooks \$75.

Mail check and form to:

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

(OFFICE USE)

| | |
|------------------|-------|
| Payment received | _____ |
| Digital handbook | _____ |
| Member Card | _____ |
| Added to roster | _____ |
| Doxpop setup | _____ |
| Welcome email | _____ |

Or Bank Draft or Credit Card

_____ (initial) I authorize BCLA to draft \$_____ from my **checking account**.

I: _____ I: _____ II' (the computer numbers at the bottom of your check)
9 digit routing number Account number

_____ (initial) I authorize BCLA to charge my **credit card** \$_____ # _____

Expiration _____ 3 digit security code on back _____

_____ (initial) I authorize BCLA to **automatically renew** my membership each January 1 using the information listed above until I notify BCLA in writing.

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

SIGNATURE _____ DATE SIGNED _____