BARTHOLOMEW COUNTY LANDLORD ASSOCIATION

This Saturday: Nov 10, 9-10 am

Columbus Indiana Airport, Meeting Hall (downstairs)

\$1 per person to pay for the room.

Saturday's Agenda: Tax Free Rent Income for Life

Each attendee will receive a free book <u>Self Directed Tax Free Income</u> 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.

TIME TO RENEW!

All memberships expire Dec 31.

Don't lose Doxpop, \$6 credit reports,

strength in numbers, Membership in the

new INDIANA stateREIA organization

to lobby for landlords and investors, and much more!

Go to www.BartholomewLanldords.com

with check or credit card. 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: Fire Safety Month

Free smoke detector to all attendees!

We looked at fire safety from the LL's view,

How to protect YOURSELF legally and

Protect your properties.

Legalities, insurance, prevention,

What to look for in your properties,

The form required by Indiana law,

Where to place SD's

Carbon Monoxide detectors

Checklist for your business.

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:

(no date) John Spafford of NTN-Online Credit Reports and Screening (no date) Aida Rameriz explaining Service and Support Animal laws

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

<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.

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. Mid-year renewals are not discounted because BCLA must pre-pay for the services offered whether you used them or not.

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 Āssociation 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