

BARTHOLOMEW COUNTY LANDLORD ASSOCIATION

This Saturday: Nov 9, 9-10 am

Columbus Indiana Airport, Lower Meeting Hall

\$1 per person to pay for the room.

Saturday's Agenda:

FREE SMOKE DETECTOR to each attendee!

Oct was Fire Safety Month but we forgot the SDs!

Speaker - Dave Rosenberger

Top Problems to Inspect

Dave is a licensed home inspector, rehabber, and BCLA landlord. He will show us things an investor should inspect before buying, and learn when to call the pros.

When selling a property, most retail buyers order an inspection.

Knowing how inspections work, and the "lingo" will help you work with the inspection report and the buyers to get to the closing table.

Dave has inspected and reported on hundreds of homes.

Completion of the AHIT (American Home Inspectors Training) master inspection course, scoring nearly 95% on the exam

Licensed home inspector in Indiana

Licensed termite inspector in Indiana

Licensed radon tester

Time to Renew

Stay connected with the group and with the benefits

- \$6 scored credit reports

- Lobbying at statehouse

- Doxpop online court records (covers more counties than other services)

- Expert training

- Personal advising

- Lease, forms

All memberships expire Dec 31.

Easy to renew online with credit card or a check.

The form below also lets you automatically renew each year.

Can't happen here??

WATCH THIS VIDEO!! before you vote.

(Just click on the blue link or copy/paste it into your browser)

https://m.youtube.com/watch?v=S8P-l8_dTsI

Titled: This City Will Fine You For Mismatched Blinds

Previous Month: Part 4

Lease Clauses That Bring in Money

-and Lease Clauses With Teeth!

Our most popular topic! Folks asking for more.

Newbies and pros both need this.
A solid hour on clauses and how to apply them.
TONS of questions and answers.
Avoid the Wimpy-Lease-itis disease!
Make your lease WORK for you!
Brad has presented info at the
National Landlord Convention 6 times and
taught this topic in several states.

Newsletter Changes:

We're trying 2 new methods to get the word out
-an email service
-a text message service, directly to your phone

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!

Membership is more important than ever!

Your dues now support lobbying at the Statehouse!
BCLA is now a member of Indiana State Real Estate Investors Assoc.
INstateREIA.org was formed to focus on laws and lobbying at the state level.

Lobbying Success:

Meet part of our lobbying team and a short explanation of the new law PROTECTING landlords!
www.youtube.com/watch?v=q5eFmL5IKxA

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

11-1-2018

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

goffice@comcast.net

www.BartholomewLandlords.com

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, Jan1 thru Dec31 (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 to members is \$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: _____ ll' (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 _____