

Live meetings and lunches are postponed until further notice.

Special Live Interactive Online session Wed, 7 pm.

Load the app ZOOM on your smartphone, tablet, or internet computer.
Everyone who tunes in may ask questions or just listen.
Click on this link a few minutes before 7

<https://zoom.us/j/9625523220>

Or log on to ZOOM and type in this meeting number.
No internet? Phone in using 253-215-8782

Meeting ID: 962 552 3220

Eviction Freeze Ⓢ

Announced March 19, Gov Holcomb put a
freeze on eviction hearings.

Magistrate Meek says the court will be scheduling
eviction hearings starting May 5.

The courthouse is closed to the public other than special hearings.

What can a LL do?

You can still FILE an eviction by e-file or by mail.
The court office will process it and put it on the schedule.
Know this May date might be extended.

I suggest you do your filing soon because
half of March and all of April will be flooding into May 5.
PLUS I expect more evictions than normal due to lost paychecks.

Existing follow up hearings (collection, MPS, Rule to Show Cause...)
have already been pushed to June.
Check your mail, email, and Doxpop for your new dates.

Reminder: YOU will have to re-serve those people for the new dates.
Know this June date might be extended again.

Brad's Advice:

Stay calm. It's too early to tell how this will affect your business.
Don't make any changes or promises
But be ready to cautiously ADJUST.

RIGHT NOW: Review your resident roster for potential job losses.
NO ONE is safe but many are easy to spot – waitresses, etc.

Stay on top of your rents!
The BEST thing you can do right now is to
HELP them stay current and keep their home.

Put them on PayDayPlanRent – weekly.
It's a lot easier to pay \$185 each Friday than \$700.
They can borrow some cash from Granny.
 $(\$700 / 4) + \$10 = \$185, \times 52 \text{ Fridays. Win-Win.}$

Stick to the terms of the lease. The lease is your boundary.
Don't let their problems become your problems.
Some will use the virus as an excuse for breaking rules.

Set up a DEPOSIT ONLY bank account so your res can
Pay at the bank. You transfer the funds from your computer.
No handling paper money (germs!).

Fair Housing requires you treat EVERYONE the same.
I'll say OK to short term deals, like 1 week, IN WRITING,
but any longer and your risk skyrockets.

Remember, eviction court COULD be closed for MONTHS and
You are evicting because they are BROKE.
Never assume they can catch up.

Love Chapel and Trustees might run out of money
And will not pay back-rent.
United Way is fundraising for rent and util assistance.

PLEASE PLEASE PLEASE do not set a precedent by waiving late fees, etc.
Once you do that your res is trained that the rent is not important.
The free attys can hit you for your "Standard Practice" of no fees
when you try to reinstate late fees.
Plus the law require you treat everyone the same.

If their eviction is delayed they will still owe the rent plus late fees.
BUT people don't have extra money so work to keep the debt SMALL!
It can take YEARS for someone to pay back a month or two of rent.

Their SECURITY DEPOSIT is your
protection against damage at move out.
Do NOT apply it to current rents due.

Many closed restaurants are turning to delivery and need drivers. Pizza drivers earn \$15 / hour.

This is a great opportunity to pick up cleaners, painters, handypersons, office help...
at \$10-12 per hour.

Judge Candidate Forum

We shifted to Plan B and had each candidate
answer a series of questions in writing.
I'll send those out soon.

Great news!

Our lobby effort (takes money!) supported by your dues,

helped halt a bill at the statehouse which was very bad for LLs.
It included FINES for evicting as “retaliation”,
a Tenant’s Bill of Rights, LLs paying your res’ unpaid utility bills, and more.

Lobbying Efforts this year:

- raising small claims limit to \$8000
- emergency eviction for squatters
- tenant to put rent in escrow until repairs are made
- Indianapolis City Council instituted a Tenant’s Bill of Rights and wants it to go statewide.

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

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.

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.
Renew now online at www.BartholomewLandlords.com
Or mail a check. \$75.

Landlord killed collecting rent

<https://www.youtube.com/watch?v=8aBIMCWcZYI>
NEVER ever NEVER collect in person!
Please note he had reduced the rent.

Here is the uncensored version:

<https://www.youtube.com/watch?v=gZbX63LJi4A>

Newsletter Changes:

We’re trying 2 new methods to get the word out

- an email service
- a text message service, directly to your phone

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-18_dTsI

Titled: This City Will Fine You For Mismatched Blinds

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 Networking Lunch: Sirloin Stockade, Hwy 31 next to Kroger. Anytime between 11:30am and 1pm, every Monday except holidays. Come as you are! To network with fellow investors, find contractors, services, etc. Newbies and questions welcome! **TEMPORARILY CLOSED.**

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 _____