

Live Interactive Online Session

Sat, July 11, 8 pm

Topic: Rent vs Virus, Update

State eviction moratorium until August 1

How to file now and get in line

New State fund for Rent Assistance (scroll down for details)

New City fund for Rent Assistance (scroll down for details)

United Way assistance fund

Love Chapel

Township Trustees

Topic: Petition (scroll down to the end)

Print, Sign, sign, scan, email it to:

attorney@jeffjinkslaw.com

This is provided by your membership in the

INstateREIA. (your dues in action!)

To Attend the Meeting:

New meeting ID number!!

just click on the blue link

or copy/paste it into your browser

<https://zoom.us/j/8123763500>

or phone: 253-215-8782

Meeting ID: 812 376 3500

Passcode: 9

Meetings:

We're still on quarantine

but will do ZOOMs on the second Saturday in the EVENING.

Monday lunch will be a Zoom at Noon

to network and encourage each other.

It is vitally important to stay connected and share info.

Renew now

online at www.BartholomewLandlords.com

Now, more than ever we need to stay connected!

Lone wolves starve. Stay with the pack.

Don't lose Doxpop, \$6 Credit Reports, and the latest info to guide your business.

Scam hits 23 Columbus LLs

www.Housesforrent.ws

This scam website has hijacked listings by 23 local landlords

And is accepting application fees and deposits

For these properties owned by someone else.

Landlord Fined for accepting ESA

Rental Assistance by City of Columbus (6/23/2020)

Good afternoon, Brad,

I hope this email finds you well. I am reaching out to ask that you would share information regarding the City's Short-term Rental Assistance Program for those affected by COVID-19 with members of the Bartholomew County Landlord Association. The City of Columbus received an additional allocation from the U.S. Department of Housing & Development (HUD) and Administrative Resources association (ARa) is administering the program. Below is a quick reference guide for landlords:

- tenants must live within the boundaries of City of Columbus as of Jan. 1, 2020;
- tenants must have proof of delinquency from the landlord; and
- tenants must be affected by COVID-19 (i.e. unemployed, furloughed, laid-off, etc.)

Applications are available in English and Spanish and will be processed on a first come, first served basis. Please have tenants contact Victoria Bechert at ARa at 812-376-9946 ext. 105 or victoria@aracities.org to schedule assistance or if they have additional questions.

Please visit <https://www.columbus.in.gov/rental-assistance-program-now-available/> for additional information and to view the program overview, frequently asked questions, and application.

The primary goal of this program is to prevent homelessness that may occur as a result of eviction (in July or as allowed by Indiana law) due to non-payment of rent if the tenant has been negatively impacted due to COVID-19. Again, if you, members of the Landlord Association, or tenants have any questions please direct them to Victoria Bechert with ARa.

Thank you,
Erica Schmidt, MPA
Deputy Director, Human Rights
City of Columbus, Indiana

Rental Assistance by the state

<http://indianahousingnow.org>

INDIANA COVID-19 RENTAL ASSISTANCE PROGRAM INFORMATION FOR LANDLORDS

The Indiana COVID-19 Rental Assistance Program is designed to decrease evictions and increase housing stability by helping renters whose income has been adversely affected by COVID-19.

The program can provide eligible renters with up to \$2,000 in assistance to help cover past due and ongoing monthly rent payments or late fees.

To receive assistance, a renter's landlord must agree to participate in the program. The assistance payments will be provided to the landlord directly and not to the renter that applied. To participate in the program, you will need to:

- Work with a partner agency and your tenant to complete a payment plan and **a lease addendum**.
- During term of lease addendum, **allow tenants 45 days from payment due date before filing for late-payment eviction proceedings**.
- Complete a report in January 2021 to provide feedback on the program.

*The program **cannot be used with other emergency pandemic-related rent assistance**. Individuals that receive Section 8 or USDA Rural Development rental assistance or live in public housing, are not eligible for the Indiana COVID-19 Rental Assistance Program.

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 gloffice@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, 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: _____ (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 _____

PETITION TO END THE BAN ON EVICTIONS AND FORECLOSURES

Governor Holcomb:

WE, the undersigned do Petition to end the ban on evictions, immediately, which you instituted on March 6, 2020 as Executive Order 20-06 (the "ORDER"). The ORDER is unlawful and counterproductive and already resulted in revocation of similar orders in Ohio, Wisconsin and California as a result of litigation in those states.

The ORDER is UNLAWFUL for many reasons, including but not limited to:

1. Violating the 5th Amendment Takings Clause of the US Constitution;
2. Violating the 14th Amendment Equal Protection Clause of the US Constitution;
3. Violating the 14th Amendment Due Process Clause of the US Constitution;
4. Violating Article 1, Section 10 of the US Constitution, regarding impairing the obligation of Contracts;
5. Violating Article 1 of the US Constitution regarding separation of powers;
6. Violating Article 1, Section 12 regarding open courts, and speedy justice of the Indiana Constitution;
7. Violating Article 3 of the Indiana Constitution as to separation of powers;
8. Violating Article 1, Section 26 regarding the suspension of laws;
9. The Indiana Statutes you rely upon, IC 10-14-3-11 and IC 10-14-3-12, are constitutionally invalid as void for vagueness;
10. The Indiana Statutes you rely upon, IC 10-14-3-11 and IC 10-14-3-12, are constitutionally invalid as overly broad;
11. Violating Indiana Rule of Trial Procedure 24, by your attempt to intervene in existing proceedings;
12. Commits tortious interference with business relationships of lease contracts;
13. Commits tortious interference with business relationships of land contracts, notes, and mortgages;
14. Violating your other Executive Orders finding that the following industries are "essential" while preventing them from operating while other legal hearings are allowed to proceed:
 - a. Law
 - b. Real Estate
 - c. Title Insurance
 - d. Banking
15. The Order is Non-sensical in that all other transactions in real property purchases and sales, new construction purchases and sales, real estate closings, new leases, expiring leases, AirBNB leases, commercial and residential note and mortgages, private lender note and mortgages, residential land contract purchases, and others, have continued without incident or harm to the public health and safety which your Order professes to promote.
16. The ORDER has caused, and continues to cause, serious economic losses, deprivation of legal and constitutional rights, and a deterioration in the rule of law within our State. The ORDER should be revoked and rescinded immediately.

Signature page to follow. Additional signatures shall be added in an ongoing basis

