

## **LANDLORD EVENTS**

Quarterly landlord meetings that review of eviction processes, fair housing, local and state rental programs etc. An attorney will be onsite to review and provide assistance for lower-level rental issues. One Annual Event for landlords and their families.

## **ONLINE ERESOURCES**

Online “Toolbox” where landlords can find draft leases, eviction templates, training, landlord issues, and other requested resources.

## **LISTSERV**

Access to listserv. An email created that will send to a group of people. This will allow landlords to email this email and reach all active registered landlords. This resource can be used for rental references, to share draft documents, and to share any helpful information with the group.

## **TRASH SERVICE**

30 Yard dumpster will be available for landlords carrying a Rental License. Once a week 9AM – 4PM. Only basic garbage, no electronics, paint, or hazardous items. Violators of the trash service will be fined \$1,000.

## **SAFETY AND HABITABILITY EXTERIOR REVIEW**

An annual exterior review of the property will be conducted following the International Property Maintenance Code (IPMC). Landlords that have no issues will move to a biannual review. If there are concerns, a letter identifying needed improvements will be issued, a second review will be conducted at the expense of the landlord (\$45.00) within thirty (30) days. If tenants violate the IPMC, a notice will be provided in addition to the landlord; however, ultimately, it is the landlord's responsibility to maintain the property per regulation.

## **RENTAL LICENSE**

This license to Landlord Services as outlined above and contingent on a landlord's risk assessment low-to-no interest loans. Fees can be paid monthly. Nonpayment results in penalty see ordinance.

### Annual Licenses Costs Per Unit:

\$55.00/Unit	10 or fewer Units (\$7.00/Unit/Month)
\$35.00/Unit	between 11 and 20 Units (\$5.00/Unit /Month)
\$25.00/Unit	between 21 and 30 Units (\$4.00/Unit/Month)
\$15.00/Unit	between 31 or more Units (\$3.00/Unit /Month)

*\*Landlords participating in the Housing and Urban Development (HUD) Section 8 program will not require an external review but must provide a compliant HUD Inspection and license fees will be reduced 40% Upon receipt satisfactory Inspection*

## **ONLINE VACANCY REGISTRATION**

Verified vacancies will be prorated as monthly credit on the next annual license. This registration will be online and will also register the sewage.

## **RISK ASSESMENT**

Low Risk – Landlords that carry a current license, have satisfied the Safety and Habitability Review, attended at least two landlord events, and are registered for the listserv.

Medium Risk – Landlords that carry a current license, have annual Safety and Habitability Review, attended at least one landlord event. And are registered for listserv.

High Risk – Landlords that do not have a current license, have not satisfied the Safety and Habitability Review, have participated in no events.

## **LOW -NO INTEREST FINANCING**

Contingent upon available funds landlord can apply for low to no interest rental rehabilitation funds.