From the President

Diana Wilson

Summer is ending — and what a summer it has been! Record heat and rain — hopefully you did not have problems with your rentals.

You should have received the Landlords of Iowa 3rd quarter newsletter, either via email or postal mail. I hope you are considering attending the State Convention in Dubuque. There is a wealth of information that will be offered and you can attend both days, or just one day. Visit www.dubuquelandlords.com for more information.

We have another educational, informative year planned for the Muscatine Landlords.

For September we have invited a couple local vendors to visit our group. There are some great benefits to belonging to the Muscatine Landlords and these vendors will tell you what they have to offer our group.

For the regular program we have invited Kas Kelly, executive director of Muscatine Safe Streets to discuss an addendum to rental agreements (see Page 2). We also will have the first of a couple “Management Series” planned for the next year. This month will be our Fall Management “Why It’s Great to Be a Member of the Muscatine Landlords” and show you the benefits of being a member.

We now have membership cards. These will be helpful if a vendor is offering a discount to our members. They are numbered and have your membership expiration date on them. If you have not already been issued one, it is enclosed with this newsletter. Also, if your membership dues are due, you will find a renewal application and stamped envelope. Please send in your dues promptly!

It’s a meeting you won’t want to miss! Please invite fellow landlords — we have fabulous door prizes and refreshments!

Please come and support our speakers! Hope to see you!

MLA Membership Benefits

Muscatine Landlords, Inc., provides members with a kit of the most up-to-date legal forms, including applications, reference forms and more. These have proved to be an invaluable tool for professional landlords.

The organization is strong and active in lobbying the Iowa Legislature and the City Councils in the Muscatine County area to help shape laws and ordinances that govern the business of investment property.

We are dedicated to fighting for your interests because the members of the Board of Directors are volunteers who understand the business. When you join you become an active participant in grass roots efforts to shape the policies that affect your business.

Muscatine Landlords, Inc., meets monthly except July & August to provide networking, educational programs, and an opportunity to learn more about the investment property profession.

Benefits:

- Forms Kit
- Monthly Newsletter
- Membership of Landlords of Iowa - Quarterly Newsletter and Annual State Convention
- Political Impact - Legislative updates by a lobbyist who represents our landlords on a daily basis at the state capital
- Networking with other landlords
- Advertising discount in the Muscatine Journal and Quad City Times

Monday, September 20, 2010
7:00 PM
Trinity Church, 211 Walnut St.
(corner of 2nd & Walnut St.)

www.muscatinelandlords.org
City Discusses Exerting More Control Over Renters

At the September 2 City Council Meeting, Kas Kelly, executive director of Muscatine Safe Streets, proposed the city require all Muscatine renters and property owners/managers sign the “Crime Free Lease Addendum/Agreement” shown below.

Some questions we might have as landlords:

1 - If Kas Kelly or the city decides to break our lease are they going to serve the notice of eviction? $25.00

2 - Will Kas Kelly or the city appear in court at the eviction hearing?

3 - Will Kas Kelly or the city pay the $85.00 filing fee to get to court to force the eviction?

We ALL need to be at the council meeting as a group. The council meeting agendas are available at: www.muscatineiowa.gov

Crime Free Lease Addendum / Agreement
Keeping Illegal Activity Off Rental Property

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Owner/Manager and Resident agree as follows:

Resident, any members of the resident’s household or a guest or other persons affiliated with the resident:

1. Shall not engage in, nor permit the dwelling unit to be used for, any act intended to facilitate criminal activity regardless of whether the individual engaging in such activity is a member of the household, or a guest (any criminal act as defined in the criminal sections of the U.S. Code, Code of Iowa statutes and the Code of Muscatine ordinances)

2. Shall not create, nor permit others as specified above to create, a “...clear and present danger to others,” on or within 1000 feet of the specified property as defined in Chapter 562A.27A of the code of Iowa; including: assault or threat of an assault including, but not limited to, the unlawful discharge of a weapon and threatening or intimidating of others, as prohibited by Chapter 708 of the Code of Iowa; illegal use of a firearm or other weapon, the threat to illegally use a firearm or other weapon, or possession of an illegal firearm as prohibited by Chapter 724 of the Code of Iowa, nor engage in drug-related criminal activity, including “...the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use an illegal or controlled substance” (as defined in the Uniform Controlled Substances Act, Chapter 124, of the Code of Iowa).

1. Shall not engage in any illegal activity, including prostitution as defined by Chapter 702.15 of the Code of Iowa and Chapter 62.33, criminal street gang activity as defined in Chapter 723A of the Code of Iowa; on or near the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety, and welfare of the landlord, his agent, or other tenant, or involving imminent or actual serious property damage, as defined in Chapter 716 of the Code of Iowa.

2. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR THE IMMEDIATE TERMINATION OF TENANCY. A single violation of any of the provisions of this addendum shall be deemed a serious violation, and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the lease. Unless otherwise provided by law, proof of violation shall not require a criminal conviction, but shall be by a preponderance of the evidence.

3. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum shall govern.

4. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Resident (all adults residing at this dwelling unit).

______________________________  ________________________________
#1 Resident Signature            Date:
______________________________  ________________________________
#1 Resident Print Name            Date:
______________________________  ________________________________
#2 Resident Signature            Date:
______________________________  ________________________________
#2 Resident Print Name            Date:
______________________________  ________________________________
#3 Resident Signature            Date:
______________________________  ________________________________
#3 Resident Print Name            Date:

Property Manager/Owner’s Signature  Property Name/Location
What do YOU get from your Landlords of Iowa Membership?

1. Quarterly newsletters
Four times a year you receive the “Landlord’s Legend” with information about legislative issues, what other landlords are doing, hints and suggestions to help you become a better landlord.

2. A Lobbyist hired to represent the landlords in Iowa
Joe Kelly is a very experienced lobbyist who represents our landlords on a daily basis at the state capitol.

3. Regular legislative updates
Joe provides landlords regular updates on “hot” issues via E-mail and quarterly updates in the newsletter.

4. Annual opportunity to meet the legislators
Each spring Landlords of Iowa members are invited to spend a day “on the hill” meeting the legislators and discussing current issues.

5. Educational opportunities including the annual state convention, guest speakers and program ideas
Each fall the Landlords of Iowa State Convention gives landlords the chance to listen to industry speakers, motivational speakers, mock trials and question and answer sessions. Throughout the year, board members provide presentations to local chapters and local chapters can share program ideas during the President’s Breakfast at the convention.

6. Networking with other landlords
Through monthly meetings at the local level, distribution of chapter contact lists in the quarterly newsletter and attendance at the state convention, landlords can meet other landlords facing similar challenges and discuss ways to improve their business. With over 1000 members, think of the great ideas you can gain from their experience!

7. Discounts through vendor members
As a member of Landlords of Iowa you are given the opportunity to receive discounts through state vendor members and local vendor members!

Dues Are Due!

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7 Tips to Do Before Turning Over the Keys to the Next Resident

1) Take lots of pictures of your property with a digital camera. Pictures are free unless you print them. Only print the ones you actually use or need.

2) Verify everything, no matter how nice they seem.

3) Don't ever allow a tenant to move in before the unit has been cleaned - even if the new tenant offers to clean it.

4) Never leave utilities in your name unless you have to.

5) On lease signing day, consider giving your tenants 12 months worth of stamped and addressed envelopes for rent payment. According to one successful landlord, all their tenants say how helpful this was for them--just like a mortgage company (except mine have a stamp).

6) In case residents lose your self addressed envelopes, slap an Address label on the inside of a wall mounted kitchen cabinet. The address being where you want your rent mailed to. This is usually best placed in the cabinet closet to the Land line phone plug.

7) If the interior paint color of the rental, or one of the rooms, is not your normally used basic white, tape a paint chip, complete with paint name and barcode, on the inside of the light switch cover. Now when you need to order more paint that's a specialty color, you can remember what it is!

(Reprinted from Mr. Landlord)

Tip of the Month

To clean oven racks, remove the racks and place in a large garbage bag. Pour about a cup of ammonia into the bag, close it, and let it sit overnight. In the morning, you’ll be able to wipe the baked-on foods away!
To participate for the purpose of mutual benefit in an interchange of information and education.

2010 Board of Directors And Officers
Diana Wilson, President
Bernie Bartholow, Vice President
Gerry Bermel, Treasurer
Mike Allenbaugh, Membership
Terry Mealy

To participate for the purpose of mutual benefit in an interchange of information and education.

www.muscatinelandlords.org

Looking Ahead—Mark your calendars!

**Oct. 15-16**  -  State Convention—Dubuque, IA
**Oct. 18**   -  Candidate Forum
**Nov. 15**  -  “Curbside Recycling & Your Tenants”
**Jan. 17**   -  Section 8 Housing
**Feb. 21**   -  How to Properly Serve Notices
**Mar. 21**   -  Spring Management Series

Special welcome to our newest members:

- Deborah & David Bowers
- Don Fisher
- Mike Lake
- Brian & Lori Wolfe
- Carpetland

September we are having a “back to business” meeting and will be having a drawing for a $50 gift card. Bring a member prospect and you will be eligible for a special drawing!
Our Vendor Associate Members Appreciate Your Patronage

Farm Bureau Financial Services
Home, Auto, Life & Health
Steve Bernel
Agent
900 Park Avenue
Muscatine, IA 52761
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563.263.8233 res
sbernel@fffs.com

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• Radon Mitigation & Measurement
• Remodeling
Ryan Hagerty
563.260.5632
Joseph Hagerty
563.260.1967

Tony’s Drain Cleaning
Formerly “Drain King”
2510 Burlington Road • Letts, Iowa 52754
(563) 263-9957 Phone
(563) 260-1216 Cell
tggt33@yahoo.com

Anthony “Tony” Todd

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Richard L. DeKeyrel
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