

Performance Properties, Inc.

Keeping Our Owners Informed!

Part of our job as your property management company is to keep you informed and educated regarding changes to the **Oregon Residential Landlord and Tenant Act (ORLTA)**. Although we know this is not the most exciting news you will read today, we do know you value and appreciate this communication as it will help you to avoid untimely and unpleasant surprises.

Recent revisions occurred in the 2009 legislative session, with some of the changes offering increased support to tenant rights. **These changes are effective January 1, 2010.** While your property manager will implement these revisions as needed, we are advising you of these changes for your knowledge and planning purposes. Note we've numbered the information for easy reference if you wish to email your personal property manager with questions or to converse about the impact these changes may have on you directly.

1. Sixty Day No-Cause Notice (ORS90.427)

A landlord or property manager must now give 60 days notice for a no-cause eviction for a month to month tenancy after the first year of occupancy. During the first year of occupancy, 30 days notice will be sufficient.

Note to Owners: Please note that regardless of type of tenancy, tenants can still terminate their tenancy with a Thirty Day No-Cause Notice.

2. Security Deposits (ORS 90.300)

A landlord may not charge a tenant a fee or a security deposit for a service or companion animal that a tenant with a disability requires as a reasonable accommodation under fair housing laws.

Note to Owners: This law is effective immediately.

3. Fees Disclosure Prior to Entering Into Rental Agreement (ORS 90.220)

Prohibited Fees

Landlords can no longer charge for any of the following fees:

- Administrative Fees
- Move-in/Move-out Fees
- Pet Fees
- Cleaning Fees

*Note to Owners: Pet **deposits** will not be affected. Cleaning **deposits** will be permitted.*

4. Lease Break Fees/Early Termination Fees (ORS 90.302(2),(4))

Landlords can charge a tenant a fee for the abandonment or relinquishment of a dwelling unit during a fixed term tenancy without cause as long as it falls under the guidelines below:

- The fee may not exceed one and one-half times the monthly rent.
- If the landlord assesses a fee under this paragraph: A) the landlord may not recover unpaid rent for any period of the fixed term tenancy beyond the date that the landlord knew, or reasonably should have known, of the abandonment or relinquishment. B) the landlord may not recover damages related to the cost of renting the dwelling unit to a new tenant.

- All other forms of liquidated damages are prohibited and cannot be charged to the tenant.

5. Carbon Monoxide Detectors (HB 3450)

The following rules will apply to all new tenancies beginning July 1, 2010. It also applies to existing dwelling units (with pre-existing tenancies) starting April 1, 2011.

Carbon Monoxide Source

Starting July 1, 2010 landlords with new tenancies must install carbon monoxide detectors in dwelling units where there is a carbon monoxide source or an attached garage. A carbon monoxide source includes a heater, fireplace, appliance or heating source that uses coal, kerosene, petroleum products, wood or other fuels that emit carbon monoxide as a by-product of combustion, and further includes an attached garage that opens directly into a living space.

Written Instructions/Tampering

The landlord must give the tenant written instructions for testing the alarm, and the tenant must not tamper with, or remove a detector. The instructions must be given no later than the date the tenant takes possession of the premises. The tenant must thereafter test the detector with the same regularity as smoke alarms. The state fire marshal will create rules for installation, placement and testing of alarms.

Congratulations, you made it through the revisions!

We have heard that additional changes are being discussed in the legislature and we will update you to the new laws as they are revised. Please feel free to contact your personal property manager for further information or discussion.

Westside: Bobbief@ppirentals.com Bobbie Fuller 503.635.0099 ext 104

Eastside: Melody@ppirentals.com Melody Hay 503.635.0099 ext 105

Performance Properties, Inc.

Offering Peace of Mind to Our Owners!

Evictions happen...no matter how thoroughly a prospective tenant is screened. Job loss, accident, injury, illness and divorce, are just a few of the circumstances that can arise and create a situation where the tenant finds himself short on money and unable to pay his rent. Short on money also usually means no money to move. And so the long and expensive eviction process begins.

Evictions will happen in the best of times, but due to the battered economy and high unemployment rates, we are seeing a dramatic rise in the need for eviction action. To help you combat this terribly expensive process, we are now offering **Eviction Cost Coverage** to our Owners.

A minimal fee of **\$10 per month-per unit** offers you peace of mind knowing Performance Properties, Inc. will pay all filing fees and court costs related to an FED action should an eviction situation arise. Potentially, this is a \$300-\$800 savings for you. **The only exception: The coverage does not cover a jury trial.** We encourage you to consider this coverage and contact our office so we can get an addendum sent to you right away. Please contact Sonja in our accounting office. Sonja@ppirentals.com

Performance Properties, Inc.

Introducing New Owner Information Portal!

You asked and we listened... So as part of our on-going efforts to serve you, we are delighted to announce our new "Owners Information Portal" feature. This new feature will enable you to access current and historical Owner Packets. You will also be able to download these reports on demand in PDF format, giving you ANYTIME-ANYWHERE access to the same owner packets you receive on a monthly basis. We are proud to offer this new feature and hope you enjoy the benefit of convenience it offers.

Follow these steps to access the Owners Portal:

- Open an internet browser and go to <https://performance.appfolio.com/portal>
- Enter your email address and click "Send Access Email"
- Access your email inbox and click the link in the email you receive from us.
- Upon clicking the link, you'll be signed into your secure Owners Portal and have access to your reports.

Note to Owners: Please keep in mind that your cash flow statement changes throughout the month as we collect rent, pay bills, etc. The "snapshot" of your current circumstances will not be complete until the 25th of each month.

We so appreciate our Owners here at Performance Properties, and continually strive to be the best property management company we can be. We are a skilled and dedicated staff, and remain diligent in our efforts to serve you, while protecting your investment...as if it were our own.

Thank you for your business and your referrals!

