

The Backus Bulletin

"Your Management, Your Way"

This and That

July 2016

Why Section 8?

Some of our clients automatically say "No Section 8" but perhaps they do not have all of the correct information. First, not all properties will qualify. Current maximum allowable rents are:
One bedroom \$1158-\$1225
Two bedroom \$1382-\$1492
Three bedroom \$1873-\$2114

This is not market in all areas, but certainly is close to market in many areas. Tenants pay 30% of their income in rent and HUD pays the balance. Tenants are screened in the same way as non-Section 8 tenants. Tenants still must abide by all rules and regulations and can be evicted if they do not comply. Some differences when dealing with Section 8 clients:
Notice of rent increase must be with 60 days notice
Notice to vacate must be with 90 days notice.

Some advantages of the Section 8 program:
The tenants are often people you would want to help; elderly, disabled, single parents. In some cases, you would be helping to get a deserving homeless person off the streets. A HUD caseworker is assigned to each case. That person is available to help with any problems.

Shortly the homeless coalition will have 100 Section 8 vouchers available for suitable homeless people. Finding appropriate housing will be a big job but also a big benefit to the community.

Pre-Move Out Inspections

California Law provides that tenants have the right to a Pre-Move out Inspection. This inspection, if requested by the tenant, is a normal owner expense and is generally \$50.00. The purpose of the inspection is to give the tenant the opportunity to return the property in the necessary condition to get all of their deposit back. The format works well if the house (apartment) is vacant and cleaned to the best of their ability. In that case they can be told what additional cleaning is needed and any other items they may be charged for. Often, however, there is still furniture and other possessions in the unit and it is hard for the inspector to see damage or cleanliness issues. Tenants are given Cleaning Guidelines and Move Out Instructions at the time they give notice and also by the inspector at the Pre-Move out Inspection. Regardless of the effectiveness, we follow the law!

Recent interesting deposit refund issues:

1. The bath floor is totally rotted requiring replacement of floor and some wall. It appears to be from the shower door not being properly closed when shower is used. The damage was not reported by tenant. So far, all tenant charge. However, the floor is 10 years old and the floor covering not appropriate for bathrooms. Do we prorate the charge?
2. The tenants had permission to have a dog. The dog scratched many of the fence boards. The tenants were charged \$1000+ to replace the fence boards. The tenant felt that the boards could be removed and turned around and re-installed. This is a country property. What would you do?

3. The tenants damaged two downspouts with their moving truck. The gutters were old and the owner had all of the gutters and downspouts replaced at the tenants move out in order to sell the house. What would you charge the tenant?

Famous TV News person

I was recently interviewed a couple of times by a local TV station regarding current rent increases and the possibility of rent control. I emphasized that landlords are not the bad guys for raising rents but actually the good guys for providing housing. The problem is population

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Office Hours: Mon-Fri 9am-4:30pm
 Saturday - by appointment
 Sundays & Holidays - closed

Announcements & Services

WHAT CAN WE DO TO MAKE OWNING A RENTAL PROPERTY EASIER FOR YOU?

We won't know unless you tell us! Don't forget we have an "Eviction Protection" plan for \$20.00 per month that covers the \$1,000-\$1500 attorney fees if you have to evict a tenant. We also have "Rent Protection" at 2% additional management fee that means we will pay the rent if the tenant does not pay on time or not at all. Call or email our office: info@backuspm.com or 831-455-2052.

THINKING OF BUYING OR SELLING?

If you are thinking of buying or selling, we can assist you. We specialize in residential and multi-residential units and are experienced in conventional sales, purchases as well as short sales. Just call and ask for Bill and we will help you with your Real Estate needs. There is no obligation. Check out your property value today!

ON-LINE STATEMENTS

Contact our office or e-mail our office at info@backuspm.com to sign up or for further information.

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growth in the area without appropriate building of new housing. We do not ask sellers to keep the sales price below market, or farmers to sell their produce below market, why should we be asking property owners to rent their property below market? Let's hope someone heard me!

Smell something skunky?

Although we are past the skunk courting season, it can still be an issue all year. We get calls what to do about an animal that has been "skunked" and thought you might appreciate the best solution: one quart 3% hydrogen peroxide, ¼ cup baking soda, 1 teaspoon liquid soap—mix together and spray liberally, keeping out of eyes, nose and mouth. Rinse with clear water. You can double or triple the recipe as needed.

Money for sidewalk repairs!

We have had good luck in the past getting the city of Salinas to split the cost of tree removal and sidewalk repair for those sidewalks in dangerous condition. It has always officially been the responsibility of the city, but with no budget, pretty hard to get done. They have recently freed up some money for this project. If one of your rentals has bad sidewalk from tree roots and are interested in getting fixed, let us know and we will work on the project. The sooner the better because who knows when the money will run out.

Happy Summer—Managing Broker Sally