

# MOPOA NEWSLETTER

Make Your Rental Real Estate Business a Success

February 2017

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## LENDER'S NIGHT

Would you like to have a lender you can actually go see in person? Someone who can answer your questions and that you trust? **Come meet local lenders** that can help you and your clients finance their dreams. We will have about 10 local lenders who can help with primary residence, rental property and even commercial. This is the best way to meet local lenders and support Omaha financial institutions. Multiple local lenders with the best programs for rentals and real estate investments will be there.

If you need to refinance before rates shoot up, buy new property or even want to flip some property -- this is the event you don't want to miss. Plan on meeting several local lenders with you in mind! This could be the most profitable meeting of the year!

**Monday, February 13th, 2017  
6:45 p.m.**

**Westside Conference Center  
3534 S. 108th St. Omaha, NE**

**MOPOA Happy Hour** Thursday, February 16th, 2017  
Fox and Hound (120th & Dodge). 5 p.m. to 7 p.m.

**MOPOA Early Bird Breakfast** Saturday, February 18th, 2017  
Farmhouse Café, 84th & Grover. 7:00 a.m.





*"If you own rental property in La Vista you must register by March 1<sup>st</sup> each year, but our practice has been to honor the 4<sup>th</sup> Amendment of the Constitution by politely refusing the interior inspection."*

## LETTER FROM THE PRESIDENT

### By John C. Chatelain, President MOPOA

The January MOPOA meeting featured **Marty Barnhart**, Executive Director of the Omaha Municipal Land Bank. Mr. Barnhart discussed his aspirations for the organization. In the August, 2014 issue of this newsletter I had discussed the recent passage of the Omaha Municipal Land Bank. The Omaha Land Bank was authorized by the legislature in 2013. The stated intent was to address problems caused by vacant, abandoned, and tax-delinquent properties by returning them to productive use.

According to the June 30, 2016 Omaha World Herald article *Omaha Land Bank gives interim executive the job permanently*, Mr. Barnhart was hired unanimously by the Land Bank board to replace the Land Bank's first executive director **Brittany Jefferson**. In August 2015, the Land Bank board had voted to hire Jefferson, of Little Rock, Arkansas for the three-year \$100,000.00 per year post.

Why Jefferson was terminated is unclear. In the January 19, 2016 OWH article *Land Bank board expected to oust executive director after five months at helm*, Council President **Ben Gray** was quoted, "They're pushing her out." In a follow-up OWH article on January 20<sup>th</sup>, 2016 Gray said he was concerned about the way the Land Bank board was being run. Referring to Jefferson, the councilman said "She didn't fail this board, this board failed her." The taxpayers should have received

an explanation of what happened to Ms. Jefferson. We're still waiting.

Given the considerable powers to be granted to the organization I had urged the City Council to be cautious. My concerns about the Land Bank were and are as follows:

- 1) We as taxpayers are funding an organization to compete against us.
- 2) The income and operations of the Land Bank are exempt from all income and real estate taxation. What a deal!
- 3) The Land Bank was given an "automatically accepted bid" on any real property put up for sale for tax delinquency. In Mr. Barnhart's presentation to MOPOA he stated the private sector is only interested in the 14% interest on tax certificates and not the properties themselves. He also stated his desire to have the Nebraska Legislature shorten the tax foreclosure waiting period from 3 years to 9 months so he can obtain properties quicker.

4) Even though it enjoys significant subsidies from the taxpayer, the Land Bank is not required to receive money when disposing of the properties. It can simply give them to whomever it chooses. A troubling feature of the speaker's proposal is the plan to place reversions in the deeds, which would allow Barnhart's board to claw back properties within two years if it isn't satisfied with the

*Article continued on the next page . .*

developer's progress, despite the money the developer may have invested.

5) Initially the Land Bank had no ethical rules. The speaker stated he had drafted rules to prevent Land Bank board members from acquiring property from the organization. I believe Mr. Barnhart has integrity, but what would prevent a future executive from changing those rules?

6) The Land Bank has no accountability to the voters. The speaker acknowledged his board is an unelected body.

7) The Land Bank has perpetual life. If it starts to go astray, as we've seen in other cities, there is no way to correct or terminate it. One of our members asked Marty about the experience of the St. Louis Land Bank, which has reportedly now become the largest owner of inner city property in that town.

We appreciate Mr. Barnhart's excellent presentation, but will keep a sharp eye on the Omaha Municipal Land Bank.

*Rental property inspections are back on track in La Vista* read the January 16, 2017 headline in the OWH Midlands section. The highly controversial registration and inspection requirement started in 2008. Since that time La Vista has been collecting \$50.00 annual registration fees for each rental unit, but doing very little else. By 2014 the inspections had ground virtually to a halt. Frustrated with the situation Mayor **Doug Kindig** stated, "I think it's made us look inept," at a public meeting in the summer of 2014. "I think some of the people who took us to task are laughing at us."

Now, according to Kindig the inspections have resumed at La Vista's 300 single-family properties and 14 apartment complexes. If you own rental property in La Vista you must register by March 1<sup>st</sup> each year, but our practice has been to honor the 4<sup>th</sup> Amendment of the Constitution by politely refusing the interior inspection. The city attorney has had the option to seek a search warrant but, to date has not done so.

The Statewide Property Owners Association is working closely with our lobbyist **Kent Rogert**. We're on the look-out for troubling legislative proposals and have introduced a bill to outlaw companion animal fraud. Watch for the SPOA Spring Seminar scheduled for April Fools' Day.

The MOPOA board has organized a Lender's night for our February 13<sup>th</sup> meeting. Several lenders will be on hand to answer your questions about financing properties. Don't miss this exciting event.



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## CALL FOR VOLUNTEERS

MOPOA is looking for volunteers, committee members, Board members (in May) and other help. Three Board positions will be open in May, so please consider being a part of our leadership. In addition, we need members to help with committees (from membership to government watch dog), liaisons for community events and even a new Saturday breakfast emcee. PLEASE considering donating your time to help our membership. Even if you only have a few hours each month, that can help us offset those hours from our Board members.



Why won't your old username and password work at [www.MOPOA.com](http://www.MOPOA.com) anymore? Because we have a new password: **mopoa2017**

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## Events of Interest

**Monday Night Meeting:  
February 13th, 2017**

**6:45 p.m.** Meeting held at Westside Conference Center 3534 S. 108th St.

*2nd Monday of Month Sept-May*

**Early Bird Breakfast:  
Saturday, February 18th, 2017**

**7:00 a.m.** Farm House, 84th & Grover

*(Saturday after the MOPOA Monday Night meeting)*

**MOPOA Happy Hour:**

**Thursday, February 16th, 2017**

**5-7 p.m.** Fox and Hound, 120th and Dodge St.

*(Thursdays after the Monthly Monday Night meeting)*

**NE Taxpayers for Freedom:**

**Wednesday, February 15th, 2017**

Millard Library 132nd St. and 1/2 mile So. of West Center Rd.

*(3rd Wednesday of the month)*



# February 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13 <i>MOPOA Monday Night Meeting 6:45 p.m.</i>	14	15 <i>NE Taxpayers for Freedom 6:30 p.m.</i>	16 <i>MOPOA Happy Hour 5-7 p.m.</i>	17	18 <i>Early Bird Breakfast 7 a.m.</i>
19	20	21	22	23	24	25
26	27	28				

## More on Carbon Monoxide

**Detectors:** January 1st, 2017 the new law was passed in Omaha that we have to have carbon monoxide detectors in all rental units. All floors that are habitable need them in a similar way to fire detectors.



## THE ULTIMATE GUIDE TO “NORMAL WEAR AND TEAR” BY LAURA AGADONI

From [www.landlordology.com](http://www.landlordology.com), used with permission

Normal Wear & Tear: Landlord's Responsibility	Excessive Tenant Damage: Resident's Responsibility
A few small nail holes, chips, smudges, dents, scrapes, or cracks in the walls	Gaping holes in walls from abuse, accidents, or neglect. Unapproved paint colors or unprofessional paint jobs. Dozens of nail holes which need patching and repainting.
Faded paint	Water damage on wall from hanging plants or constant rubbing of furniture
Slightly torn or faded wallpaper	Unapproved wall paper, drawings, or crayon markings on walls
Carpet faded or worn thin from walking	Holes, stains, or burns in carpet. Food stains, urine stains, and leaky fish tanks are never "normal".
Dirty or faded lamp or window shades	Torn, stained, or missing lamp and window shades
Scuffed varnish on wood floors from regular use	Chipped or gouged wood floors, or excessive scrapes from pet nails
Dark patches on hardwood floors that have lost their finish over many years	Water stains on wood floors and windowsills caused by windows being left open during rainstorms
Doors sticking from humidity	Doors broken, or ripped off hinges
Warped cabinet doors that won't close	Sticky cabinets and interiors
Cracked window pane from faulty foundation or building settling	Broken windows from action of the tenant or guests
Shower mold due to lack of proper ventilation	Shower mold due to lack of regular cleanings
Loose grouting and bathroom tiles	Missing or cracked bathroom tiles
Worn or scratched enamel in old bathtubs, sinks or toilets	Chipped and broken enamel in bathtubs and sinks
Rusty shower rod or worn varnish on plumbing fixtures	Missing or bent shower rod or plumbing fixtures
Partially clogged sinks or drains caused by aging pipes	Clogged sinks or drains due to any stoppage (hair, diapers, food, etc.), or improper use
Moderately dirty mini-blinds or curtains	Missing or broken mini-blinds or curtain
Bathroom mirror beginning to "de-silver" (black spots)	Mirrors caked with lipstick and makeup
Broken clothes dryer because the thermostat has given out	Dryer that won't turn at all because it's been overloaded, or the lint trap was never cleaned out.
Worn gaskets on refrigerator doors	Broken refrigerator shelf or dented front panels
Smelly garbage disposal	Damaged disposal due to metal, glass, or stones being placed inside
Replacement of fluorescent lamps - or any light bulb designed to last for years of continuous use	Replacement of most common light bulbs

## 5 FIX-AND-FLIP TIPS

### FROM THINK REALTY MAGAZINE BY BILL GREEN

*“Know your limitations. Do your homework and, by all means, have a detailed plan to succeed with your projects.”*

Whether this is your first flip or 20th, there are strategies you can use to help make your business even more successful. Fixing-and-flipping homes can be profitable for real estate investors in a number of different cycles.

An important thing to keep in mind when starting out is to always be honest with yourself and understand your limitations as an investor. Fooling yourself into believing this business is easy will only leave you vulnerable to things that could have negatively affect your fix-and-flip project.

As a real estate investor who has many years of firsthand experience in this business, I offer other investors these five techniques that I have found to be effective in making my own fix-and-flip projects succeed.

#### 1. Budgeting is Essential

It should come as no surprise that having a budget and keeping to it are absolutely necessary when executing your fix-and-flip. Making a clear rehab budget before you even begin the project will let both you and your contractor know exactly how much you want to spend. If you go over budget, you risk not being able to sell the property for enough money to earn back the costs you put into it, thereby losing profits.

My rule of thumb is simple: I don't go forward with a project if the rehab will

cost me more than 35 percent of the property's value. I standardize the materials I use for each rehab such as countertops, flooring, cabinets and appliances. This will not only give me an itemized list of my expenses without leaving it to my contractor's discretion, but will also save my time—and time is essential for any fix-and-flip.

#### 2. Timing is Everything

The faster you can complete a flip, the better. Get in, rehab it and sell it quickly so you can move on to your next project. Speed and efficiency will only help you with your overall profits. If I buy a property at \$200,000 and put in \$40,000 for renovations, and I sell the property within six months for \$300,000, then I would be making a 50 percent return on my investment, whereas if it takes me a year, I would only see a 25 percent return.

The longer you are involved with a property, the more money you risk losing. You're also leaving yourself open to uncontrollable circumstances arising, such as renovation issues and depreciation in the home's value. Permits can also hinder your timeline, so knowing your municipality's rules and regulations regarding renovations will propel the process faster.

#### 3. Choose the Right Season for Investing

Spring into summer is the best time of year to sell a property, so strategically plan your purchase so your sale date falls within that time frame. People don't typically like moving



## 5 FIX-AND-FLIP TIPS FROM THINK REALTY MAGAZINE

during the winter months, especially in northern states where they must contend with freezing temperatures and snow.

Start your renovations in the fall with the outside of the home, first by painting the exterior or fixing the roof. When cold weather sets in, complete interior work such as installing carpeting, countertops and appliances, or painting rooms. By the time spring arrives, the flowers and landscaping you planted will be in full bloom, increasing the home's curb appeal for selling.

### 4. Find the Right Contractor

You'll need to find someone you can trust to complete your flip in a timely manner. I have found that for every thousand of dollars I spend, the contractor should complete a thousand dollars' worth of work each day, so if you have invested \$30,000, then the project can be done within 30 days. Working closely with your contractor will only ensure the rehab stays within both your time frame and budget. Vet the pool of potential contractors by checking with the Better Business Bureau for customer complaints, getting referrals or recommendations and reviewing other work the contractor has done.

### 5. Location is Key

Location can make all the difference for a successful fix-and-flip, so be aware of things in close proximity to your investment that could potentially drive away a buyer, such as a congested main street or noisy railroad tracks. Purchasing a home in a subdivision is a much better investment than something in a rural area because subdivisions have more clearly delineated property lines, and it will be much easier for you to determine comps. Plus, families tend to prefer homes in subdivisions with good school districts, so you'll only be expanding the pool of possible buyers interested in your property.

The location of your home will also help you evaluate its value and determine how much you will spend on renovations. You want to make sure



you aren't overdoing it with upgrades on a home that doesn't warrant them based on the area where it is located.

### The Art of Selling

Going forward with your future fix-and-flip deals, you should already know before you even buy the investment property what you are going to sell it for. Use those comps wisely, because your buyer, the appraiser and even the buyer's lender will as well. Get the real estate agents who will be selling the home ready to start marketing the property as renovations wind down.

My final words of advice are: "The best deal I did is the one I didn't do." Be smart with your money and know when to walk away from something that would not have been profitable for you. Don't force it. Know when to hold and know when to fold, or more appropriately, know when to fix-and-flip so your investments don't flop.

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Please call us at \_\_\_\_\_ if you have any questions.

Date: \_\_\_\_\_

( ) Mailed: \_\_\_\_\_ By \_\_\_\_\_

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Owner/Agent

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From The Costco Connection  
September 2016 by Rhonda Abrams  
from the article

*Gain an Hour a Day*

“If you run a small business, you always need more time. There’s never enough time to deal with customers, employees, vendors, development new products and so on, not to mention all that red tape. Imagine, if you had an extra hour every day. Well, I’m here to share seven secrets of productive entrepreneurs who squeeze more time out of their overly demanding days.

1. **Do one thing at a time:** Most entrepreneurs are great multitaskers, but doing too many things at once is actually less productive. That means your to-do list keeps getting longer. Set aside time to focus on just one task and finish it.”



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[www.mopoa.com](http://www.mopoa.com) has a new look and more functions.

Our new site is now live, the password is:

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Go to [www.mopoa.com](http://www.mopoa.com) and click only Member’s Only on the menu bar on the top of the page and then enter the password to access forms, links and the newsletter archive.

## FROM MR. LANDLORD.COM

### SHOW IT OCCUPIED!

Some landlords prefer to show upcoming vacancies to prospective residents while the current resident is still living there. Others prefer to wait until the property is empty. I personally think it's better financially (for you and the residents) to get the full cooperation of the current resident and to show properties while they are still occupied. One of the regular contributors to Mr Landlord shared his strategy recently on how he is able to effectively show rentals while still occupied.

"I absolutely DO show my properties while occupied. It's in the lease agree-



ment and it's part of the Missouri law that the landlord may do this, so there's definitely no LEGAL barrier. The question is how to manage from an existing resident relationship perspective. You don't want them surly or following your prospective renters around cussing you out under their breath.

Make this a win-win. When I receive the current resident's 30 day notice (after I try to keep them), I set up 2-3

scheduled showing periods per week. Example: on Monday and Thursday from 4:30 PM to 6:00 PM and on Saturday between 9:00 AM - 11:00 AM. We agree to block those times for any potential viewings. Then when someone is interested, I just text the resident: Coming to the showing Wednesday evening, let me know if any issues. Schedules make people feel comfortable. I won't be pestering them during their Sunday afternoon nap time.

Also, I offer a 'Preferred Resident Move-Out Plan'. They earn \$50, paid after move-out along with their security deposit refund, if they stick to our pre-agreed schedule and keep the place 'reasonably' clutter free. I understand it's moving time, but that's no excuse for 5 days worth of dirty dishes in the sink. Also, the resident must be prepared to SAY GOOD THINGS about the property and the property manager (me). So far I have had zero problems. Been doing this for about 2 years. Residents gush to prospects how nice we are and how nice our properties are. My turn over time between residents averages 1-3 days."

### 5 SECRETS YOUR RESIDENTS ARE HIDING

No matter what part of the world a landlord rents in, some things seem to be universal. So it is that renters tend to hide things from their landlords. According to

*Article continued on the next page . .*

*The tips are shared by regular contributors to the popular MrLandlord.com Q&A forum, by real estate authors and by Jeffrey Taylor, Founder@Mrlandlord.com. To receive a free sample of Mr. Landlord newsletter, call 1-800-950-2250 or visit their informative Q&A Forum at LandlordingAdvice.com, where you can ask landlording questions and seek the advice of other rental owners 24 hours a day.*

one survey, almost half of all residents are hiding something from their landlord.

Here are 5 top secrets your residents are hiding:

Extra residents - 40%

Unpaid bills - 37%

Property damage - 20%

Keeping pets - 19%

Redecoration - 12%

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In case you missed it, www.MOPOA.com has one password now for all members: mopoaew2017

## WHAT IS YOUR OTHER BUSINESS?

By Molly Zavitz and Contributing MOPOA Members

It is truly people that everything in life comes back to. People make it worthwhile. Our group is filled with a lot of great people. This section is to highlight some of them and to also share what their other businesses are. MOPOA isn't endorsing anyone or anything, simply allowing an opportunity for our members to share about themselves, their passion for rental real estate and their other jobs. It is open to absolutely every single member! Send me your info, your other job info, your story, or even just a list of thoughts and I'll form it into a story. info@mopoa.com



Thank you very much to this month's contributor, Steve Gulseth, for sharing his story! We all learn from each other.

"I was 23 years old and came back from the bar. It was about 2am and I wasn't tired so I turned on the TV. Back then we didn't get many channels with cable. I was flipping channels and came to an infomercial that was selling a real estate program. I didn't buy it but what I took out of it was that I could buy a house for little or no money down and someone else pays the mortgage and I make a little money on top of that.

I thought it sounded great but I didn't have anything and I needed money. A few years later IBM hired me and I finally made enough to save a little money. Shortly thereafter I bought my first house. That was in 2001 and that tenant is still living there. I now have 11 with three of them being purchased this last year. I took a few years off saving for my three kids college education.

I am fairly conservative and always have believed that single family houses offer the lowest risk. Tenant can mow their own lawn and shovel snow, they don't share walls with anyone so just less headache. I currently have 10 single family homes with 8 of them being 3 bed 1 or 2 bath, and two being 4 bed 2 bath homes. On top of that I own one commercial building that has had a tenant in there for about 10 years. That one scares me because if they ever leave I think it will be hard to re-rent but I make more cash flow on that property by far.

I have a plan of buying three houses a year for three years to get to 20. I look for homes that I can cash flow at least \$300 per month, which is sometimes tough to find. Once I get to 20 I think I can do this full time....at least that is the dream.

Here is more on the company I work for.

ProActive Solutions is a technology solutions and services provider dedicated to our clients' success. We separate ourselves from our competition by focusing on commitment. That focus has enabled us to provide a single point of contact for all our clients' technology needs for the past seventeen years. Fortune 500 companies, state and local governments, and emerging small and mid-size organizations have all benefited from making us their technology teammate. Whatever your needs in servers, storage, desktop, laptop, virtualization, business continuity, business intelligence, or consulting services, you can turn to us for the help you need."

—Steve Gulseth, MOPOA member

## MOPOA SURVEY SAYS: Why Do You Invest in Real Estate?

- As a long term investment to insure a college education for my children and retirement for my wife and myself.
- I LIKE REAL ESTATE OVER EVERY THING ELSE
- I'm 86 and am now closing out some
- Asset Growth
- Income and Appreciation
- Passive income in retirement.
- Best investment available
- Cash flow
- Principle Investment
- Shelters income and an investment for my grandkids
- Long term investment and additional income
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# WELCOME TO THE EARLY BIRD BREAKFAST

## By Ryan Basye MOPOA Board Member

### MOPOA Early Bird Breakfast

Saturday,  
February 18th,  
2017

Farmhouse  
Café, 84th &  
Grover.

7:00 a.m.  
Order off the  
menu.

7:30 a.m.  
meeting starts

As it gets cold, remember Farm House has HOT breakfast and HOT coffee!!

#### Meeting Notes:

Winter is here. We learned some tips from landlords in regards to ice and snow. For a light snow, use a leaf blower to clear sidewalks and driveways. This helps the sun melt and keep the concrete warm for traffic and for future snow. For ice, they sell a liquid de-icer. Simply spray on walkways before and/or after a storm for results. It melts away ice, is safe for pets and does not harm your grass. You can use a 1-3 gallon weed sprayer.

What do you do when a tenant appears to have abandoned your property? Make sure you send them a written 14-30 day notice (usually to your rental address, unless you know where they went). If the property left is valued under \$2,000 (garage sale prices) then you are able to dispose of it as needed to get the property re-rented. If you are caught off guard by the abandonment, you may want to check a few places before

completing the transition. Try searching online for them though Google, contact their references from their application, check with local police sites.

**HAVE ABANDONED PROPERTY?** If you have good used furniture, think about donating it to the Sheltering Tree. MOPOA has worked with them for years and they do great work for our community. They are in need of gently used (or new) furniture. Contact the Sheltering Tree at (402) 679-4444.

We had a very detailed question from the group about 'non-recourse IRA financing'. Believe it or not we had another member who was able to provide some good information about the topic. This is the wealth of knowledge that MOPOA benefits all members!

One of our members asked how you can keep up with tenants who are required to have renters insurance. You can require them to bring proof of coverage and landlord as loss payee when they sign the lease. If they cancel it, you would get notified.



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The first line of defense in covering you assets against a tenant insurance claim is to make sure you have in your lease that renters insurance is required and landlord is not responsible for any damage to tenant for items that should have been covered by their renters insurance policy. As long as they sign (or initial) this part you can show that your agreement was for the tenant to cover their losses.

\* The law requiring carbon monoxide detectors for each habitable floor in a building IS IN EFFECT January 1, 2017. If you have not purchased them, be sure to add them to your rental property for EVERY new tenant. Inspectors and appraisers will be looking for these in all property going forward.

Have a question for the Group? Our breakfast meeting is the best way to get answers from the landlords of Omaha who have been through similar situations. If you are unable to attend, you can send me the question and I will print the answer in the next newsletter. We want you to succeed!

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## Call for listings!

Members email or call with your FOR SALE listings! Real estate agents may list one property for sale a month as space permits.

info@mopoa.com or 402-598-5790

- Don't Miss This Yearend Money-Making Opportunity! Affordable homes with great cashflow. Call JNJ Property Management, LLC, Broker/Owner at 402.573.7994. **Potential Rent \$1,650/month. Two combined townhomes less than \$100k total price** 1628 Wirt St. (8 bd 2 baths). **Potential Rent \$1,500/month. Duplex, storage units and vacant lots all for sale less than \$90K:** 3347, 3347 1/2 and 3343 Ames Avenue. **Potential Rent \$1,300/month. House for sale less than \$75k:** 5518 N. 33rd Ave (7 bd 2 bath) **Potential Rent \$900/month. House for sale less than \$70K:** 6202 N. 39th St (4 bd 2 bath). **Potential Rent \$850/month. House for sale less than \$65K:** 3702 N. 44th Ave (5 bd 2 bath) **Potential Rent \$850/month. Houses for sale less than \$65k:** 6224 Fontenelle Blvd (4 bd 2 bath), 3055 Read St. (3 bd 1 bath) **and** 3949 Kansas Ave (3 bd 1 bath). (listed in MOPOA 11/2016)



Email or call with your listings for Stuff for Sale that might be of interest to your fellow members! info@mopoa.com



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# Metropolitan (Metro) Omaha Property Owners Association MOPOA

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Phone 932-1022 / Fax 502-1022 info@mopoa.com

Name \_\_\_\_\_ Company Name \_\_\_\_\_

Phone # \_\_\_\_\_ Cell# \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

Please Check one:

1. ( ) I am a New Member How did you hear about us?  
\_\_\_\_\_ ( ) I am a Renewal Member

New member pack of forms included with membership: Check one only

\_\_\_\_\_ Electronic version (Microsoft Word and PDF) email address: \_\_\_\_\_

\_\_\_\_\_ printed out paper version of forms

**Business Card Advertising is \$125 annually.** This space is limited and is only available to members of MOPOA—we retain the right to refuse to advertise for any reason) Attach business card to be used or email it to info@mopoa.com)

Business Card Ad: Type of Business \_\_\_\_\_ \$ \_\_\_\_\_

Membership Fee\* \$120

**Total Enclosed** \$ \_\_\_\_\_

**\*Note: Membership Dues \$120. Membership is from May 1st to April 30th Annually.** (\*New members who join after May 1st, will pay \$120 for initial annual membership and pro-rated first renewal dues on May 1st of the following year.)

## BENEFITS OF A PAID MEMBERSHIP OF METROPOLITAN OMAHA PROPERTY OWNERS ASSOCIATION:

- Discounted Services: To Tenant Data—discounted cost to MOPOA members is only \$49 payable to Tenant Data at P.O. Box 5404 Lincoln, NE 68505. www.tenantdata.com 402-934-0088.
- Free membership to Community Buying Group for discounts and services. www.communitybuyinggroup.com
- Our educational organization has 450 plus memberships, representing around 1,000 persons and businesses active in the rental real estate field. We are dedicated to increasing the professionalism of the rental business through education.
- New Member Forms Packet, which includes a Lease Agreement and a Three Day Notice. The Tenant Data tenant application and EPA Lead Disclosure and pamphlet and the 3<sup>rd</sup> party notices from OPPD and MUD, Fair Housing Rules, and NE Landlord/Tenant Act Brochure and more, so you have all the important forms in one packet.
- A Monthly Meeting (Sept-May) is held which is both informative and educational. We will strive to keep our members up to date on matters that affect us in the rental property business. Second Monday of the month Sept-May. Westside Community Center at 3534 S. 108th St. at 6:45 p.m.
- A Monthly Early Bird Breakfast Meeting is held year round on the Saturday following the Monday night meeting. 7:00 a.m. Monthly Happy Hour on the Thursday after the Monday Night Meeting. These are great times to learn from and network with other landlords.
- Monthly Newsletter, which is chock full of valuable information.
- Advertising opportunities for your rental related business in our Monthly Newsletter and Website. As well as discounts from some of our advertisers, ask them directly if they have any offers.
- Access to the Member's Only section of our Website at www.MOPOA.com



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