



December 2017

### IN THIS ISSUE

- When to file Form 1099 Around Here
- Preventive Maintenance
- Helpful Links

### NEW FEATURES

#### Q&A with ORHA Executive Staff

**News Around Oregon** – We're gathering news from around Oregon. What's happening in LaGrande is just as important as what's happening in Portland, or Medford.

**National Housing Headlines** – We'll report on rental housing trends across the nation.

**Housing Links** – Want more information? Need contact numbers? Who, what, where and when? Check out these helpful links to sites that can help you.



OREGON RENTAL HOUSING ASSOCIATION  
**Board Meeting**  
*Schedule*  
January 20, 2018  
Salem Oregon



with ORHA Secretary  
Tia Politi

**Q. Although you are the new Secretary for ORHA, you have been on the board for many years now. Can you tell the members a little bit about how participation in this organization has influenced you as a landlord and property manager?**

**A.** Learning about property management over the years, it has always surprised me how many gray areas there are in Landlord-Tenant law and Fair Housing law, which serves to keep us on our toes. We all wish there were a clear roadmap to success, but each tenancy is different, each scenario is different, and legal interpretations are different, so it's our mission to stay up on changes to the law and offer the best education, information and guidance available. It's inspiring to work with industry leaders around the state who give of their own time to help others run a successful rental business. Real estate is a proven way to build wealth, and many ordinary people like me have gone into this business

as a way to secure some financial stability, and boost their families up the economic ladder. I'm proud of the work we do to provide access to property management resources because it makes a real difference in people's lives and fortunes.

**Q. In addition to being the Secretary for ORHA Board of Directors, you were instrumental in working on the recent forms and law book update. Continuing with that in committee, what do you see as the next phase in forms development for 2018?**

**A.** The committee is always working to enhance our existing forms and create new forms based on feedback from our members and in response to clarifications of case law. This year, we are enhancing our fixed-term lease to provide more options for landlords to choose a rollover lease or a defined lease. This is in direct response to member feedback. We also have many members across the

*continued on page 2*

## Q & A with ORHA Secretary Tia Politi

*Continued from page 1*

state whose rentals work on wells and septic systems, or who have fireplaces, woodstoves & pellet stoves, so we are creating new forms that will spell out a resident's responsibility for care of those systems. One of the biggest issues we face as landlords is tenants' misunderstanding the concepts of damages vs normal wear and tear, so we are working on a handout that clarifies what that means in an easy-to-read one-page handout. We are also working on a Winterization Agreement, a Porch/Patio/Deck Addendum, and updating our Satellite Addendum to include installation of cable systems and security systems. The 2018 Forms Manual is expected to be available by March of 2018.

### **Q. You are also involved at a community level with other organizations in Lane County. Can you talk about how they connect and where you feel outreach is most needed?**

**A.** I feel strongly that we need to not only educate landlords, but tenants as well. Educated residents make a rental owner's job much easier, so in that effort I am a volunteer teacher for St. Vincent de Paul's Second Chance Renter's Rehab Program. In my class I explain what the relationship is like from the landlord's perspective, and what they can do to increase their chances of obtaining and retaining housing. I am also working on a curriculum for high school seniors that will educate them on the risks, rights and responsibilities of being a tenant. I will be teaching this for the first time this spring at my local high school, and we'll see how it goes. Ideally, every student in the state should have some education about rental housing because virtually all of them will be tenants at some point. The more we do to educate our future customers the better.

## When to file Form 1099

### **File this form for each person to whom you have paid during the year:**

- at least \$10 in royalties or broker payments in lieu of dividends or tax-exempt interest;
- at least \$600 in:
  - rents;
  - services performed by someone who is not your employee;
  - prizes and awards;
  - other income payments;
  - medical and health care payments;
  - crop insurance proceeds;
  - cash payments for fish (or other aquatic life) you purchase from anyone engaged in the trade or business of catching fish;
  - generally, the cash paid from a notional principal contract to an individual, partnership, or estate;
  - payments to an attorney; or
  - any fishing boat proceeds,

In addition, use this form to report that you made direct sales of at least \$5,000 of consumer products to a buyer for resale anywhere other than a permanent retail establishment.

<https://apps.irs.gov/app/picklist/list/priorFormPublication.html?value=1099-misc&criteria=formNumber&submitSearch=Find>

## Need Tenant Screening or Legal Services?



541-548-7368

Sharrol Lyons

can assist you with all your needs

[www.NWTenantScreening.com](http://www.NWTenantScreening.com)  
[www.CascadeProcessServices.com](http://www.CascadeProcessServices.com)

# AROUND



Do You Want to Travel to One of Our Chapters for a Seminar? Here is the Class Schedule for November.

**Holiday Closures:** Many of the rental association offices will have holiday closures. please check your local association website for specific information.

## Wednesday, January 10, 2018 2 CE

12:00 PM – 2:00 PM

How to Pass Housing Quality Inspections

Springfield, OR

Contact 541-485-7368 for more information

## Wednesday, January 10, 2018 1 CE

6:30 PM – 8:00 PM

Tax Time

Corvallis, OR

Contact 541-286-5033 for more information

## Thursday, January 18, 2018 CE

11:30 AM – 3:00 PM

Fair Housing – Ignorance is not a defense

Albany, OR

Contact 541-286-5033 for more information



## Preventive Maintenance- Facts and Statistics

### 7 Principles of a Healthy Home

- Dry
- Clean
- Safe
- Pest Free
- Maintained
- Contaminant Free

Without proactive maintenance your home could lose 10% of its value.

Routine maintenance can increase the value of a home by 1% each year.

The net effect of regular maintenance is to slow the rate of depreciation'

Over time, annual maintenance costs average more than \$3,300, according to data from the U.S. Census. Directors Credit Union and Lending Tree.com, agree, placing maintenance costs at 1% to 3% of initial house price.

This means owners of a \$200,000 house should plan to budget \$2,000 to \$6,000 per years for ongoing upkeep and replacements.

Play offense, not defense. Proactive maintenance is key to preventing small problems from becoming big issues.

National Center for Healthy Housing

## OREGON RENTAL HOUSING ASSOCIATION PRESENTS

# EDUCATION IN PROPERTY MANAGEMENT

### NOW AVAILABLE

#### WORKSHOPS (3-4 hour)

- Landlord/Tenant Law
- LARRC
- Evictions
- Fair Housing
- Section 8
- Conflict Management
- Property Management
- Landlording 101
- Landlording 103
- Landlording 301
- Tenant Selection
- Maintenance

#### SEMINARS (1 hour)

- Tenant Screening Tips
- Temporary Residents
- Security Deposits
- Abandoned Property
- Medical Marijuana
- Radon



ORHA offers workshops and seminars to our member locals to improve skills in managing property. ORHA is a certified provider with the state of Oregon and these courses qualify as hours required for licensed certification. Presenters have extensive experience in the property management field.

For more information contact:

#### ORHA State Office

1462 Commercial Street NE • Salem, OR 97301

Ph: (503) 364-5468 • Fax: (503) 585-8119

Email: office@oregonrentalhousing.com

*We have what you are looking for – just call today!*

# Christmas Poem

Up on the rooftop the Landlord went  
To address the letter his tenant sent  
A leak from shingles long since spent  
Another late night call he'd vent

Repair, repair and on he ranted  
Why can't they wait 'til morn he  
lamented?

A service here, a request there  
My how the tenants get in his hair  
Exclaiming with vehemence in stylish flair  
Will only land him in a snare

Instead of being prepared  
The Landlord quipped no more  
shall be repaired  
A hasty comment not to be shared  
His lack of concern will create for him,  
a nightmare

No haste, no waste, a simple plan  
To fulfill the dream of tenancy land  
Better to invest in sand  
If you're unprepared to keep it grand

Rewards can be great  
Don't hesitate  
Invest without haste  
Or suffer the fate






Links

[http://rentalhousingjournal.com/articles/2017/12/05/how-do-you-choose-right-paint-rental-properties?utm\\_source=Master+Investor%2FOwner%2FProp+Mngr%2FSocial&utm\\_campaign=182b6a9945-EMAIL\\_CAMPAIGN\\_2017\\_12\\_06&utm\\_medium=email&utm\\_term=0\\_1df36dfca7-182b6a9945-155978881](http://rentalhousingjournal.com/articles/2017/12/05/how-do-you-choose-right-paint-rental-properties?utm_source=Master+Investor%2FOwner%2FProp+Mngr%2FSocial&utm_campaign=182b6a9945-EMAIL_CAMPAIGN_2017_12_06&utm_medium=email&utm_term=0_1df36dfca7-182b6a9945-155978881)

<http://www.oregonlive.com/portland/index.ssf/2017/12/portland-to-decide-whether-to.html>

## FORMS HIGHLIGHT:



### ORHA Forms are Available Online!

Oregon Rental Housing Forms are just a click away!

- 1** [www.oregonrentalhousing.com](http://www.oregonrentalhousing.com)
**6** Input your information
- 2** Click (top right): "Click to Get ORHA Forms Online"
**7** Click "Generate PDF"
- 3** Input your local association code in the field labeled "Enter Your Member ID" to receive ORHA forms **1/2 PRICE**
**8** Click "Check Out" – This will direct you to PayPal
- 4** Choose a form
**9** Follow payment directions. Once complete, PayPal will return to the ORHA Forms page to "Print Link." This link will also be sent to your email address.
- 5** Click on the form

# oregonrentalhousing.com

## Officers 2017 - 2018

- Jason Miller, *President*
- Sage Coleman, *Vice President*
- Tia Politi, *Secretary*
- Jill Maricich, *Treasurer*
- Michael Steffen, *Past President*



For more information contact  
Virginia at: (503) 364-5468  
or [office@oregonrentalhousing.com](mailto:office@oregonrentalhousing.com)

FROM THE EDITOR: The articles in this newsletter are intended to inform the membership and are not intended to convey legal, accounting or other advice. The articles are the opinions of the authors and are not necessarily the official positions and/or the views of Oregon Rental Housing Association. The editor and ORHA assumes no liability for loss or damage as a result of reliance on the material provided in this Newsletter. Appropriate legal, accounting or other expert assistance should be sought from competent professionals.

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