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08/05/08
Current Membership
Count:
53 Members Managing
756 Properties
3 Associate Members

New Meeting Location!

Meeting at Granny Schaffer's

N. Range Line, Joplin/Webb City
Tuesday, August 19, 2008 5:30 p.m.

We are pleased to announce that we will be returning to Schaffer's Restaurant for our monthly meeting. We are pleased to announce that we will be returning to Schaffer's Restaurant for our monthly meeting. We are pleased to announce that we will be returning to Schaffer's Restaurant for our monthly meeting. We are pleased to announce that we will be returning to Schaffer's Restaurant for our monthly meeting. We are pleased to announce that we will be returning to Schaffer's Restaurant for our monthly meeting.

The buffet will start at 5:30 p.m. and will cost \$10. Our speaker will start at approximately 6:15 p.m. We do still need 25 paying people at each meeting to get the meeting room for free. Should you chose not to eat, but Our speaker will be Kevin Thompson with Accudata Credit Systems (see page 5). Reservations are not required, but recommended, as we expect a large crowd.

October 1
 The Start of a
New Membership Year!
 We will be Celebrating
25 Years
 of Service To Our
 Communities!
 Invoices will be going out
 September 1 and are
DUE
 October 1, 2008

442 Hits on Our Web Site Last Month!

Hits Per Page:
 Index — 147
 Home — 34
 Membership — 54
 Contact us — 36
Available Housing Inquiries — 103
If you had listed your vacancy here, 103 people would have seen it!!!
 Links — 34
 About Us — 34

Membership Survey #2 Results

15 Responses These are the Results as of August 5, 2008

Have you enjoyed our speakers?

Y – 15 N – 0

Have the speaker topics been informative?

Y – 15 N – 0

What topics would you like to see covered this next year?

How to make money as a landlord in 10 steps

*Anything pertinent to renting
Collection, interview prospects
Legal issues – Chuck Brown’s meeting was great*

Can’t think of any, sorry

Mortgage requirements, loan choices, land trusts/LLCs, lease options, foreclosures, improving ROI

The new credit/background report service

Can’t think of anything at this moment

Military personnel rights, new PIN (Community betterment) representatives, city manager if he will

Eviction procedures

Do you use credit reports when screening a tenant?

Y – 13 N – 2

We are going to offer a new service that will allow you to run a credit and/or background report – with instant results, report tenants to the credit bureau and have collection services from your own computer. Are you interested in more information on using this service?

Y – 15 N – 0

If you are a new landlord, what type of training do you need from this Association?

Not new.

Interviewing, fair housing, credit reporting

Legal issues

See answer #3

N/A

How to screen and get quality tenants.

As an experienced landlord, what type of training do you think you need?

A real job.

As much as I can get!!!!

Credit reporting, maintenance issues

Being able to keep it a business and not worry about hurting someone’s feelings when returning deposits or enforcing the lease.

Professionals that service or impact our industry.

Especially those who see and understand trends that will impact us now and into the future.

Information on current laws and regulations.

Better ways to “collect” the rent!

Any you can provide – always have good programs.

More information on legal aspects.

Maintenance tips. Names of service vendors.

We have lost our meeting place. What do you think our new meeting place should offer?

Price Cutters, Joplin have meeting room.

*Just a place to get together
Well-rounded menu*

Welcome New Members

First American Title Co.,
Joplin, MO

Tell Prospective Renters about **SWMORENTAL.COM** where they can find free listings of rentals... including yours!

Rental Times

Rental Times is printed monthly. This publication supports the activities and events of the SWMRHA. Our main focus is to increase awareness of law changes and educating the Apartment Industry. Please take advantage of the great events listed in this issue.

Preferred Vendor List

Metro Builders Supply	417-782-1008
Contact Tom Mourning	417-438-1478
RentGrow—Tenant Screening	800-736-8476
First American Title Co.	417-623-1553

Just fine
 Space to accommodate our group
 Comfortable chairs and something to drink
 All we need as far as food and beverages are tea, coffee, water and cookies/crackers.
 No distractions!
 Food, meeting time, sale old – as now
 Red Hot and Blue

With today's economy, the price of our meals are going up. We've asked before, but do you think we need a meal? Is an approximate cost of \$12 per per

son too much?
 Meal – Y – 5 N – 8
 \$12 too much – Y – 5 N – 9
 Any other comments you want to make about our meetings, speakers, locations, costs?
 Keep up the good work!
 Group discussions about past experiences are VERY informative.
 Coffee, tea and small desserts.
 More on the laws and rules of eviction or lease enforcement and the judges opinions or suggestions.
 (schoeberl)
 Centralized location. 6:00 start.

Maybe meet every other month? Just a thought.
 Great job overall – great idea (the survey) – Logan's Roadhouse has a big meeting room, I think and specials on Tuesdays, Ryan's was a good idea.
 Great organization – very informative – keep up the good work!

Our Legal Forum and... A Response From Attorney Sarah Luce Reeder

Question: Unfortunately, we had only one question submitted this month, and Sarah thought there was not enough information to make an informed response.
 If you have a legal question to submit for consideration, please go to our web site www.swmorental.com, click the legal question tab. You may submit your question there. If you question is selected, you will receive an e-mail response and your question/answer will appear on our web site and in our next newsletter.



Remember to
RENEW
 By
**October 31,
 2008**
 Memberships
 Expire
 October 1

**September is
 Coming!
 & Bringing Something
 Really Exciting!!**

Send your comments or suggestions for our newsletter to:
 Cheryl Brown, EO,
 SW MO Rental Housing Assoc.,
 P O Box 1801
 Joplin, MO 64802-1801
 Ph: 417-781-3337
[Www.swmorental.com](http://www.swmorental.com)
 e-mail: info@swmorental.com

**Handy Web Sites for
 Helping to Screen Prospective Tenants**

Court Records
<http://www.courts.mo.gov/casenet/base/welcome.do>

Nat'I Sex Offender Public Records
<http://nsopr.gov>

Newton County Sex Offender List
<http://www.sexcriminals.com/registration-notification/us/Missouri/newton-county>

Missouri Highway Patrol Sex Offender List
<http://mshp.dps.mo.gov/MSHPWeb/PatrolDivisions/CRID/SOR/SORPage.html>

Phone Number and Reverse Phone Numbers
<http://www.whitepages.com>

Southwest Missouri Rental Housing Association
Minutes of Regular Membership meeting
Tuesday, July 15, 2008 Ryan's Family Steakhouse

Meeting called to order by President David Enke

Present: 15 members, 3 speakers, and no guests.

Visitors Present: None

Treasurer's Report as of June 3, 2008: Regular Checking \$1707.89; Money Market \$3947.98.

Membership Report as of July 13, 2008: Total-to-Date; 53/756 & 2 Associates.

Upcoming Speakers: August - Kevin Thompson, Accudata Credit Services.

Tonight's Speaker's were Shelli Owens and Trish Halverson with S&J Bioclean. They gave an extensive presentation about their job of cleaning up hazardous waste materials. Also, Jeff Hammons, Hammons Insurance joined us and told of some new insurance changes and fielded questions from the crowd.

The by-law committee has reviewed the by-laws. The proposed changes are ready for review and will be emailed to you. Please review these and bring any questions, suggestions, additions or corrections to the August meeting. A 40- day notice must be given to review the by-laws before voting on proposed changes. There will be a discussion on the proposed changes at our August meeting. We are planning on voting on these proposed changes at the September meeting.

We will soon be emailing a questionnaire to members. We would like ideas for future presentations/speakers.

Membership was told that we have lost our contract with LaQuinta due to the fact that LaQuinta closed their Restaurant. Please check your email for upcoming meeting locations.

Members were asked that if they rent to someone from one of the referrals, please send an email to the Assoc. We are trying to track the success of our referral system and see how effective it is. Last month we had 172 hits on our website.

Reminders: Next Board meeting will be August 5, at Keller Williams office at 6:00 p.m.

Next membership meeting will be August 19, meeting place to be determined.

Meeting adjourned 8:00 pm.

Lyn Enke, Secretary

This publication is designed to provide informative material of interest to its readers. It is distributed with the understanding that it does not constitute legal, accounting, or other professional advertising. Although the published material is intended to be accurate, neither we nor any other party will assume liability for loss or damage as a result of reliance on this material. Appropriate legal or accounting advise or other expert assistance should be sought from a competent professional.

Any advice you may receive from any Director or Officer of the Association is simply our experience or willingness to help and is not to be construed as legal advice. Our intent is to network and to share our experiences with other members. We are not responsible for the legal content of any forms we provide our membership.



1002 Diamond Ridge
 Jefferson City, Missouri 65109
 573-893-7500 * 1-800-475-6703
 "Serving Our Members Since 1926"

This program is an in-depth look at Fair Housing issues that landlords and property managers face everyday when accepting applications. Whether you are just starting out in the rental business or you have years of experience, this program provides valuable tools to help establish or improve your current screening practices.

Developing and Implementing a Foundation for Resident Screening

Resident Screening 101- Establishing screening standards that will help to build a complete profile of any applicant.

Elements of an Effective Screening Program - Examples of successful screening practices that can help speed up your screening process and lower evictions.

Using Credit reports/Credit Scores - The analysis of a credit report's important role as a screening tool and how it can provide a lot more than just payment histories.

Reporting Debt- Recovering broken leases damages & late fees by having the information show up the individual's personal credit report.

Not All Criminal Records Are Created Equal

This program defines what criminal background checks **do** and **do not** contain while exposing the limitations & strengths of the many types of criminal record databases. A comprehensive examination of how criminal record data is collected by the courts and reported. *"Find out what the criminals don't want you to know!"*

- Municipal Records
- Sex Offender Data
- County Records
- Department of Corrections Records
- State Records
- Federal Records
- OFAC (Terrorist Searches, Terrorist databases)

Credit Fraud has Found a New Home in the Rental Housing Industry

Credit fraud or ID theft continues to be one of fastest growing crimes in the United States and now it has become a problem for landlords. Found out how to quickly identify a fraudulent ID, social security number and/or DOB.

Pre-Employment Screening: Is Your Organization Prepared?

Providing a safe environment for your residents starts with qualified employees and support staff. Find out what information is required to satisfy an employer's due diligence and how to implement an effective and dependable pre-employment background screening program.

How fair housing regulations work within FCRA & FACTA requirements

"Keeping it Legal" Understanding how certain federal regulations apply to your screening process (Fair Housing, The Fair Credit Reporting Act, The Fair and Accurate Credit Reporting Act and Graham Leach Bailey Act).

**SOUTHWEST
MISSOURI RENTAL
HOUSING
ASSOCIATION**

P O Box 1801
Joplin, MO 64802-1801

Phone: 417-781-3337
E-mail: info@swmorental.com

We're on the Web!
SWMORENTAL.com

'NO CALL' LIST

You may sign up for the Missouri Attorney General's "No Call" List. Call toll-free 1-866-NOCALL1 or log on to:

www.moago.org.

Credit Reports

Fax your authorization forms to

John Hutchison at

673-1191

Or call John at

673-0001

\$8 Individual

\$12 Married

(plus surcharges)

Rental Times

Each member of this Association shall:

- Strive continually to promote the education and fraternity of the membership and to promote the progress and dignity of the apartment/rental housing industry.
- Maintain and operate our apartment/rental housing projects in accordance with fair practices and in compliance with the By-Laws of the Association.
- Promote and maintain a high standard of integrity in the performance of all rental obligations and services in the operation of our apartment/rental housing projects.
- Establish high ethical standard of conduct with suppliers and other doing business with the apartment/rental housing industry.
- Endeavor to expose all schemes to misleads or defraud the apartment/rental housing residing public and to aid in the exposure of those responsible.
- Seek to provide better values in apartment/rental housing.

Purpose

- The purpose of this Association shall be:
- To advance the general welfare of the rental housing industry.
- To participate for the purpose of mutual benefit in an interchange of information and experience with all state and local affiliated associations of the National Apartment Association.
- To encourage within the apartment/rental housing industry a high appreciation of the objectives and responsibilities of apartment/rental housing owners and operators in providing adequate privately owned housing.
- To promote the enactment and enforcement of local, state and federal laws beneficial to the apartment/rental housing industry and free enterprise.
- To disseminate useful information to all members and inspire them to further educate themselves in the practical features of their apartment/rental housing operations.
- To advocate a code of ethics to maintain high professional standards and sound business methods among its members for the best interests of the industry and the public.

Upcoming Events and Dates to Remember

August 19 regular membership meeting, 5:30 p.m. at Granny Schaffer's Restaurant. Kevin Thompson, Accudata Credit Systems.

September 2 Board of Directors meeting at Keller/Williams Realty, 15th Street, Joplin 6:00 p.m.

September 15 regular membership meeting 5:30 p.m. at Granny Schaffer's Restaurant. Larry Warren, Atlas Rent Manage-

ment Services.

October 1 2009 Membership Renewal Date—due by October 31, 2008.

October 7 Board of Directors meeting at Keller/Williams Realty, 15th Street, Joplin, 6:00 p.m.

October 21 regular membership meeting, 5:30 p.m. at Granny Schaffer's Restaurant. Annual election of officers. Daniel Ewing, At-

torney on Fair Housing.

November 4 Board of Directors meeting at Keller/Williams Realty, 15th Street, Joplin, 6:00 p.m.

November 15 Educational Seminar with Chuck Brown, Attorney. More details to follow.

November 19 regular membership meeting, 5:30 p.m. at Granny Schaffer's Restaurant.