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Meeting at Granny Shaffer's

N. Range Line, Joplin/Webb City

Tuesday, September 16, 2008 5:30 p.m.

At this month's meeting, we will be voting on changes to our By-Laws. Our speaker will be Larry Warren with Atlas Risk Management. This second credit service being offered to our members. As of October 1, 2008, our members will need to utilize one of the two new services to pull credit reports on prospective tenants.

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 partake of a beverage, you will be charged accordingly. Gratuity is not included in this price.

Reservations are not required, but recommended, as we expect a large crowd. Please e-mail the Association at info@swmorental.com by Friday, September 12, if you plan to attend.



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

445 Hits on Our Web Site Last Month!

Hits Per Page:

Index — 182

Home — 41

Contact us—40

Available Housing Inquiries — 128

If you had listed your vacancy
here, 128 people would have
seen it!!!

Links — 46

Legal—8

09/02/08

Current Membership

Count:

53 Members Managing

756 Properties

3 Associate Members

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

Question: We have had several inquiries from military families lately. Most of them can't guarantee they will be here longer than 6 months, if that. We rented to one (we use a month to month lease). Apparently, some of the families have encountered problems with landlords wanting to rent to them. Please explain the military relief clause pertaining to leases. Signed—Doing our part for the war effort...

Answer: Federal Code of the Service Member Civil Relief Act, Section 535 (per web site US House of Repres, Office of Revision Counsel).

Title 50, Appendix – War and National Defense Servicemembers Civil Relief Act Oct. 17, 1940, Ch. 888, 54 Stat. 1178 Title III – Rent Installment Contracts, Mortgages, Liens, Assignment, **Leases**

Sec. 535. Termination of residential or motor vehicle leases

(a) Termination by lessee

(1) In general, the lessee on a lease described in subsection (b) may, at the lessee's option, terminate the lease at any time after –

(A) The lessee's entry into military service; or

(B) The date of the lessee's military orders described in paragraph (1) (B) or (2)(B) of subsection (b), as the case may be.

(2) Joint leases – A lessee's termination of a lease pursuant to this subsection shall terminate any obligation **a dependent** of the lessee may have under the lease.

(b) Covered leases – This section applies to the following leases:

(1) Leases of premises – A lease of premises occupied, or intended to be occupied, by a servicemember or a servicemember's dependents for a residential, professional, business, agricultural, or similar purpose if –

(A) The lease is executed by or on behalf of a person who thereafter and during the term of the lease enters military service; or

(B) The servicemember, while in military service, executes the lease and thereafter receives military orders for a permanent change of station or to deploy with a military unit, or as an individual in support of a military operation, for a period of not less than 90 days.

(2) Leases of motor vehicles

(We won't list this now)

Rental Times

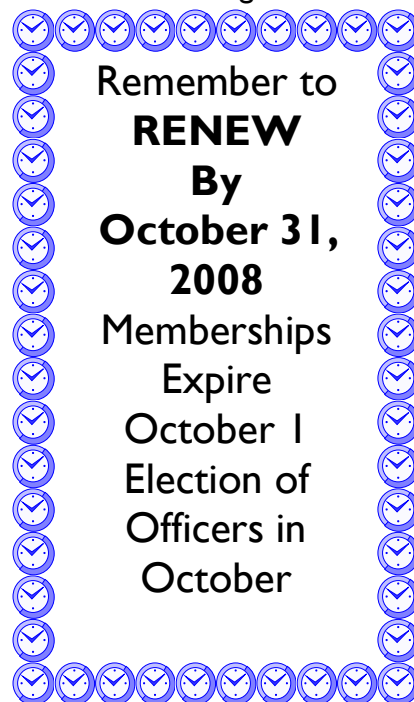
Rental Times is printed monthly. This publication supports the activities and events of the SWMRHA. Our main focus is to increase awareness of law changes and educating the Apartment Industry. Please take advantage of the great

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

- (C) Manner of termination
- (1) In general – Termination of a lease under subsection (a) is made –
 - (A) By delivery by the lessee of written notice of such termination, and a copy of the servicemember’s military orders, to the lessor (or the lessor’s grantee), or to the lessor’s agent (or the agent’s grantee); and
 - (B) In the case of a lease of a motor vehicle (*we don’t list this now*)
 - (2) Delivery of notice - Under paragraph (1)(a) may be accomplished –
 - (A) By hand delivery;
 - (B) By private business carrier; or
 - (C) By placing the written notice in an envelope with sufficient postage and with return receipt requested, and addressed as designated by the lessor (or the lessor’s grantee) or to the lessor’s agent (or the agent’s grantee), and depositing the written notice in the United States mails.
- (D) Effective date of lease termination
- (1) Lease of premises – In the case of a lease described in subsection (b)(1) that provides for monthly payment of rent, termination of the lease under subsection (a) is effective 30 days after the first date on which the next rental payment is due and payable after the date on which the notice under subsection (c) is delivered. In the case of any other lease described in subsection (b)(1), termination of the lease under subsection (a) is effective on the last day of the month following the month in which the notice is delivered.
 - (2) Lease of motor vehicles (*we won’t list this now*)
- (E) Arrearages and other obligations and liabilities – Rents or lease amounts unpaid for the period preceding the effective date of the lease termination shall be paid on a prorated basis. In the case of the lease of a motor vehicle, ...(*we won’t list this now*).
- (F) Rent paid in advance – Rents or lease amounts paid in advance for a period after the

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Remember to
RENEW
 By
October 31,
2008
 Memberships
 Expire
 October 1
 Election of
 Officers in
 October

Handy Web Sites for Helping to Screen Prospective Tenants

Court Records

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

Nat’l 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, August 19, 2008 Granny Shaffers

Meeting called to order by President David Enke

Present: 39 members, 1 speaker, and 7 guests/former members.

Visitors Present: Natalie Smith, Jackie Williams, Victor Coggin, Patty Cusack.

Former Members Present: Michael Simpson, Bill and Cindy Rust.

New Members Present: First American Title-Tammy Garoutte.

Treasurer's Report as of July 29, 2008: Regular Checking \$1380.71; Money Market \$2959.16.

Membership Report as of August 5, 2008: Total-to-Date; 53/756 & 3 Associates.

Upcoming Speakers: September – Larry Warren, Atlas Risk Management.
October- Election of Officers, Daniel Erwin, Fair Housing Laws.

Tonight's Speaker was Kevin Thompson with Accudata Credit Systems. He gave us helpful information about credit reports and background checks. We thank him for his time and the package he has put together for our members.

The by-law committee has reviewed the by-laws. We are planning on voting on these proposed changes at the September meeting.

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 442 hits on our website.

The President requested volunteers for two committees: Daryl Rhodes is heading a committee for new Landlord training. We also need to form a committee to plan the annual Christmas party. There were **NO** volunteers.

Results of our online questionnaire were sent in the August newsletter.

Daryl Rhodes reminded the group of the Real Estate investment seminar, August 23.

Tonight David Reeder brought a form he uses to share with the group.

Reminders: Next Board meeting will be September 2, at Keller Williams office at 6:00 p.m.
November 15, Fall Education Seminar with Chuck Brown.

Next membership meeting will be September 16, at Granny Shaffers.

Meeting adjourned 8:15 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 advice 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.

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effective date of the termination of the lease shall be refunded to the lessee by the lessor (or the lessor's assignee or the assignee's agent) within 30 days of the effective date of the termination of the lease.

(G) Relief to lessor – Upon application by the lessor to a court before the termination date provided in the written notice, relief granted by this section to a servicemember may be modified as justice and equity require.

(H) Penalties

(1) Misdemeanor – Any person who knowingly seizes, holds, or detains the personal effects, security deposit, or other property of a servicemember or a servicemember's dependent who lawfully terminates a lease covered by this section, or who knowingly interferes with the removal of such property from premises covered by such lease, for the purpose of subjecting or attempting to subject any of such property to a claim for rent accruing subsequent to the date of termination of such lease, or attempts to do so, shall be fined as provided in title 18, US Code, or imprisoned for not more than one year, or both.

(2) Preservation of other remedies – The remedy and rights provided under this section are in addition to and do not preclude any remedy for wrongful conversion otherwise available under law to the person claiming relief under this section, including any award for consequential or punitive damages.

The above comments are excerpts of paragraphs to fit our space available for comments. We have attempted to not change the meanings, but if you are going to rely on this as expert legal advice, you should research and read the entire Code and Section in its entirety.

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 your 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.

By-Law Changes

At our September meeting, we will vote on the proposed changes to our By-Laws. If you have not read these proposed changes, you may find them on the web site. There will not be copies available at the meeting for your review.

Tax Calendar for Small Businesses on IRS.gov

Are you running a small business? Would you like a calendar packed with valuable business tax information? The IRS is offering a free calendar to help you keep track of tax deadlines and important dates throughout the year.

You might be surprised to learn that the IRS publishes a calendar, like our popular Web site, IRS.gov, the calendar is part of our many services to help owners and operators of small businesses.

The Tax Calendar for Small Businesses and Self-Employed Individuals from the Internal Revenue Service is a 12-month calendar filled with deadline reminders, important information such as changes in deductible mileage rates and business tips such as how to organize business and travel expenses.

This widely-used special business tax calendar provides the small business owner with a ready resource for meeting his or her tax obligations.

Each page of the calendar highlights different tax issues and tips such as business planning, accounting methods, tracking your records, and protecting your information that are especially relevant to small-business owners. The calendar has room each month to add notes, state tax dates or business appointments.

Topics include information on general business taxes, IRS and Social Security Administration customer assistance, electronic filing and paying options, retirement plans, business publications and forms, common tax filing dates, federal holidays and much more.

The 2008 IRS Tax Calendar for Small Businesses and Self-Employed, Publication 1518, is now available in both English and Spanish versions. For an online version of the calendar, visit the Small Business Self-Employed pages on the IRS Web site at IRS.gov. On IRS.gov you can download the tax calendar due dates and actions, and import them into Outlook or iCal. Printed copies of the tax calendar can also be ordered online or by calling 800-TAX-FORM (800-829-3676).

Remember that for the genuine IRS Web site be sure to use .gov. Don't be confused by internet sites that end in .com, .net, .org or other designations instead of .gov. The address of the official IRS governmental Web site is www.irs.gov.

Links: Small Business and Self-Employed One-Stop Resource

Www.irs.gov/business/small/index.html

Small Business Products On-Line Ordering

Www.irs.gov/businesses/small/article/0,,id+101169,00.html

Volunteers Needed

We're looking for volunteers to help with the Christmas party. If you would like to help, please contact Lyn Enke, 358-3353.

RentLinx

Is Here!

Another great new service for our members!

We are pleased to offer to our members, the ability to list all your properties on the web.

Members go to the RentLinx site and list your properties. You may post photos and list all the amenities you offer. These listings are kept updated by you and are very user friendly. When you select that you are affiliated with us, Southwest Missouri Rental Housing Association, we will be notified.

After we're notified, we certify that you are a member of our Association and then your properties are linked to our search engine.

When prospective tenants go to our web site, they may search from listings of our members to see if there is a vacancy, or up-coming vacancy, that they would be interested in. There is different criteria that they can use for their search. When they see your property come upon the search, they may contact you directly, according to the information that you have on your listing.

This will be a much easier system than we now utilize. Your listings are your responsibility and can be updated at your convenience. You may post unlimited photos of your properties. There is mapping available to show where the property is located. There are additional links to area attractions and points of interest.

This is a very exciting new service. Look for the RentLinx link on our web site in the near future.

**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.

As of October 1
You will need to use
One of our two (2)
New credit reporting
Services available
To our Members.
We will no longer
Access reports through
John Hutchison.

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

September 15 regular membership meeting 5:30 p.m. at Granny Shaffer's Restaurant. Vote on updated By-Laws. Speaker, Larry Warren, Atlas Risk Management 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 Shaffer's Restaurant. Annual election of officers. Daniel Ewing, Attorney 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.

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

December 16 regular membership meeting, 5:30 p.m. at Granny Shaffer's Restaurant. Holiday Party!