

I am a single mom and landlord. Please understand that rents paid to me aren't excess income. I need them to pay the related mortgages and to provide housing, food, health insurance, etc., for myself and my son. My rentals aren't passive. I handle the cleaning and repairs that I'm qualified to do myself. Here are some of the things that I've personally attended to recently: replace toilet, sand and refinish concrete floors, yard work, change out light fixtures, cleaning, replace blinds, dump runs, replace light fixtures, termite treatment.

I am not wealthy. My son and I live in a house that was built in the 70's with single pane windows and wood paneling throughout. (Not the trendy kind of paneling!) While I do have 15k in reserves, I am responsible for almost 10k a month of mortgage payments plus the repairs and some utilities to house tenants. (Last month I had to replace a water heater and fix a break and clog in a main line, costing me \$2,200 to repair.) Though I'm required to provide safe housing, as I should be, without rental income, I will soon not be able to do so.

I want to work with tenants who are in crisis, but I don't know how to do that and pay the expenses related to housing them. Without rental income, I soon will not be able to make repairs or pay the mortgages.

I am concerned that by freezing evictions, tenants who are otherwise able will take advantage of the situation. **One of my tenants told me that he had the money to pay but is trying to determine if he has to.**

It appears that mortgage relief is only available only for government backed loans which is great for one of my loans but useless for the 4 other mortgages that I'm responsible for. **If conventional, bank, and private lenders are not also forced to work with borrowers, they stand to make considerable profits off foreclosing on people like me who have paid down significant balances over time.** Here is one example: I owe 100k on a property that I bought 10 years ago, its value was 230k last month. It's unlikely that I would be able to sell with an non-paying tenant in it, if at all in this market. I can't cash out the equity because they won't extend new financing to me without rental income. The lender has also declined to restructure the loan, to reduce monthly payments by increasing the length of the loan. Why would they want to do so when, in 5 months, they will likely be able to fire-sale the house for 175k in hand, instead of slowly my 100k in low-interest payments over the next 20 years?

Please, if you aren't going to assure that tenants with the means to do so pay their rent, or allow landlords to replace non-paying tenants with paying ones, do something to force private, commercial, and conventional lenders to work with borrowers or otherwise provide some other form of assistance.

Respectfully,

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