

## Rosenberg Corey

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**From:** Frank Sanford <franksanford@bhhsrep.com>  
**Sent:** Tuesday, May 02, 2017 12:06 PM  
**To:** SHS Exhibits  
**Subject:** HB 2004  
**Attachments:** Frank Sanford.vcf

Hi, My name is Frank Sanford, i'm a real estate broker, business man who owes commercial and residential properties in Salem area, I am concerned that if house bill 2004 passes then it will cause me to seriously think about continuing to be a landlord due to the fact that the laws are becoming to favorable to allow tenants to become abusive and take advantage of landlords, that said I will more than likely sell my rentals and convert them over to commercial property.

Most of my tenants in the past have violated there lease on more than one occasion thus allowing me to give them a cause eviction. when talking with other people in my business who are well respected experts in the industry, the general consensus is that most of them agree that if this law passes then it will cause the rental market to be even more tighter than it is and make it harder on the renters.

If you law makers wish to help with the shortage of rentals then STOP making it hard for investors to buy homes by passing laws that make it it extremely difficult for landlords/investors to make a profit!!! Currently the risk factor is just to high and a lot of investors are going to take there money elsewhere. Instead give us incentives to buy and REDUCE or make the laws LESS RESTRICTIVE. You law makes that pass these laws will not twist my arm and make me do something that will cause harm to me and not in my best interest financialily. Yours will find that this law if passes is only going to cause more harm than good for everyone. PLEASE DO NOT PASS HOUSE BILL 2004

Frank Sanford

Broker

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