

From: nancy.bergman@comcast.net
To: [SHS Exhibits](#)
Subject: Oppose HB2004-A
Date: Thursday, May 04, 2017 9:56:39 PM

I am the Landlordess of one home in Washington Country. I oppose HB 2004-A.

Are you aware the majority of Landlords manage 10 units or less? When my last Tenant's moved out to buy their own home last year they stated, "Nancy, you *need* to raise the rent!" Most of us do not abuse the current pricing of rent. After a one year lease agreement I allow my Tenant's to rent month to month which gives them greater latitude when they decide to move out.

If a company buys a building and wants to update aging interiors or those in poor condition how would you suggest they do so in a cost effective manor? Or if I decide to sell my one home should I be penalized? I feel this bill will penalize Landlords for the lack of available and affordable housing.

I do support limiting the percent of annual rent increase. I have been dismayed to read articles of 25-50% annual rent increases in the metro area. This is unethical I *do not* support "slum lords". The owner of the rental property two doors down from me is such a person.

Please vote against HB 2004-A

Thank you,
Nancy Bergman