

To whom it may concern. My name is Marc Grassauer I am a small private landlord that manages my own properties 14 in total. in Eugene Oregon I am very concerned what seems to be the landlords might be required to absorb the costs of tenants not being required to pay rent. I don't have high rents, I don't use property management companies and I have always passed the savings on to tenants which the majority have and do appreciate. In 2017 I obtained the last 4 units. Here are the facts.

I had come up with to come up with \$228,000 of my own money for down payments.

Monthly expenses are:

Average rent \$1616.42 per unit

Average mortgage payment \$1,086

Average tax bill \$332.92

Average insurance bill \$48.17

Average yard maintenance \$62

Total average monthly cost \$1,529.09

Average monthly profit \$87.33

Not included costs: Repairs, long term maintenance, vacancy.

In the last month one one unit it was vacant for 3 weeks -\$1,212.18. Had to repair non chargeable wear and tear -\$266

Also on the unit next door to the above we had a broken waterline that cost \$125 to fix after hours last week.

So there is a snap shot showing how many landlords particularly small ones cash flow.

So please consider us to in responding to the crisis. Ideas we can pass on to tenants is relief from mortgage companies and relief from property taxes. Also make exceptions to the unemployed for help in rental expense relief not everybody, the vast majority still have jobs candor are being paid by their employers.

So please don't make us carry the burden possibly loosing or having to sell the properties than in the longterm would be another hit to to the vulnerable class that tends to rent their housing.

Thanks for considering both sides.

Marc Grassauer