

To Whom it May Concern:

Here are a few critical concerns regarding helping small landlords continue to provide housing while hopefully maintaining the ability to pay mortgages, insurance, repairs, overhead, taxes, vendors, supplies, general labor, and all other bills and keeping the damage, financially and otherwise, to a minimum.

1) **We support direct rent payments to landlords.** If the state is going to provide financial help to tenants, we strongly encourage you to make rent assistance conditioned on the assistance going directly to the landlords or property managers. Perhaps tenants should have to register, provide proof of need and provide the landlords or managers name, phone number and mailing address so that the information can be verified and payment is sent directly to the landlord or manager.

2) **Please suspend all waiver by landlord or manager, under all circumstances,** thru May or as long as this eviction moratorium is in place. Landlords should be allowed to continue to take rent, even after other non compliance notices have been served, and 72 hour notices has been served, and **NOT CREATE WAIVER.**

3) **Tenants should be allowed to make partial payments WITHOUT having to sign a "partial payment agreement"** Currently Landlords are forced to return partial payments from tenants unless they have a signed agreement in place. This requirement should be waived during the COVID -19 crisis. Landlords should be able to accept multiple partial-payments, throughout the month, without the threat of "waiving" their rights to the remainder of the rent (or other balances) due by the tenant..

There are many unknowns right now for landlords and tenants. We appreciate you considering a few of our top our concerns.

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Thank you,
Eldred Realty, Inc.
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