

Regarding: LC 90 2020 1st Special Session

We are a hardworking family, with normal employment, who have worked hard over many years to gain a few investments which include 3 rental properties, which are single family homes, in Bend, Oregon.

Our concerns are great with the state of Oregon working against us to potentially:

- Deplete our investments/retirements/college funds
- Interfere with ability to sell and or purchase rental properties
- Pay mortgages of existing properties
- incurring more costs for added interest and fees
- loss of properties due to not being able to pay thus forfeiting property(ies) to bank,
- possible bankruptcy due to these losses
- loosing investments for retirement worked hard to gain for years
- jeopardizing our credit ratings reducing our purchasing power and paying higher fees in future interest percentages and costs, personal and investments

Please do not discriminate against the hard-working folks as we are doing what we can to keep tenants in properties, but we need to pay our tax, insurance, mortgage bills and recurring costs as well. You are creating a roll down effect and this will limit our abilities to provide housing for those who must or choose to rent.

We have heard of several tenants in Oregon and others states who are getting paychecks yet are using any possible excuse to not pay their rents in any amounts. Honest people, working honestly with others would speak to property managers/landlords and say what they can pay and timelines of such and most managers/landlords will be able to work with the tenants in these trying times.

Late charges are already forgiven, but costs for Property Managers/Landlords continue to mount daily/monthly. All this on top of damages potentially being incurred to structures which will further be laid on the Property Owners with no relief or help.

This communication regarding LC 90 2020 1st Special Session is some delayed as we as property owners did not receive any notifications of this negative situation affecting many until an email sent 6/23/2020 about 11:20AM and not able to respond until after our regular job working hours (5PM). This was the 'deadline' to get email in so thus it is later, but the impacts could financially, personally, and future abilities to own/maintain rental properties might be devastating for affordable housing in the future.

Please do not discriminate against hardworking, honest, tax paying citizens for this senseless, 'throw something out there' ruling/legislation which will eventually reduce rental property inventories as there would be much better investments, long term, in other areas/states.

Thank you for your time and consideration of the real, now, and later, implications of these negative thoughts proposed in LC 90 2020 1st Special Session.

Sincerely and Respectfully submitted,

Jeff and Susan Kirkpatrick