

To whom it may concern,

I desperately ask you to NOT support the extension of this moratorium. We currently have 5 Rental units which we have been able to keep filled with families during the Covid crisis, we have worked with each renter in order to accommodate their needs and meet our needs simultaneously. If we were unable to work with these folks and instead they were permitted to not pay their rent, our Mortgages would not get paid, and we would all lose precious asset, and housing.

We are Real Estate investors and we are not able to use conventional, big banks, ie: Chase, US Bank, B of A, etc. to acquire these homes and provide them to families. We have to do this via private lenders....these private lenders DO NOT honor the States idealism of "forgiveness" rather if we are unable to pay our Mortgage, the asset that we have worked hard to keep safe, and maintained, and paid for for Oregon families, would get reclaimed by the private lender and small business, small investors like ourselves would suffer. This would result in our retirement nest egg being deminished to very little. My husband and I are quickly coming up on taking 65, and will not have monies to cover insurance costs, rising cost of living, or pay our long term care insurance without these assets to support us in our elder years.

The free market and its reasonable decisions, made by reasonable property owners and tenants is the best way, Oregon legislatures has to start believing in its citizens to make the best decisoins for themselves. Extending this LC - 18 while we have a vaccine for covid on our door steps is a serious over-reach and will result in losses beyond your current understanding.

Best,
Karl Johnson