

The Backus Bulletin

"Your Management, Your Way"

CORONA VIRUS UPDATE

March 2020

We have had several calls from clients asking what changes we are making due to the Corona Virus—so here you go:

Office hours: remain the same. However, people coming to the office will be directed into the conference room rather than walking directly into the office. A staff member will then ask them their needs and respond appropriately. This will limit interaction between the public and our staff.

Rental applications: prospective tenants are encouraged to apply via the internet, as the majority does now. Applications brought to the office will be placed in a "mailbox" in the entry area. There will be no delay in processing applications.

Signing of lease agreements: for now they will be signed in our office as usual. We use this method so our video explaining the lease can be

viewed by all tenants. Pens will be discarded after use. If the virus should spread to Monterey County, we may progress to online signing of leases.

Showing of available properties for lease: as most of our properties are shown by lockbox, no changes are anticipated.

Move out inspections, preparing for re-rent: we do not expect any changes in this area. It is too soon to know if it will be harder to re-rent properties but will keep the owners in question in the loop.

Annual assessments: as you know, we do a yearly interior assessment of each property. We have suspended the appointments for the next two weeks and will re-evaluate every two weeks and adjust as needed. All properties will have their annual assessments but they may be spread out over a number of months.

Repairs: some suspended for now. Repairs required because of possible immediate damage to

the property we be continued. Non-emergency repairs will still be sent to vendors, but scheduled at their discretion.

Rent collection: we do not expect to make any change to the requirement of rent payment. We realize that some cities are instituting temporary laws allowing tenants to delay payments of rent if they can show proof of

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Backus Properties

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Daniel Pinto
Administrative Asst.

Sally Ann Mejia
Bookkeeper

Office Hours: Mon-Fri 9am-4:30pm
Saturday - by appointment
Sundays & Holidays - closed

Announcements & Services

WHAT CAN WE DO TO MAKE OWNING A RENTAL PROPERTY EASIER FOR YOU?

We won't know unless you tell us! Don't forget we have an "Eviction Protection" plan for \$20.00 per month that covers the \$1,000-\$1500 attorney fees if you have to evict a tenant. We also have "Rent Protection" at 2% additional management fee that means we will pay the rent if the tenant does not pay on time or not at all. Call or email our office: info@backuspm.com or 831-455-2052.

THINKING OF BUYING OR SELLING?

If you are thinking of buying or selling, we can assist you. We specialize in residential and multi-residential units and are experienced in conventional sales, purchases as well as short sales. Just call and ask for Bill and we will help you with your Real Estate needs. There is no obligation. Check out your property value today!

ON-LINE STATEMENTS

Contact our office or e-mail our office at info@backuspm.com to sign up or for further information.

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lack of income because of the virus, but there has not been any move in that direction in this area. We will handle on a case by case basis and keep all owners in the loop. From experience, we know that it is very difficult for tenants to catch up if they ever get a month behind in rent, so do not think we are doing the tenants any favors by being lenient.

We plan on being pro-active in all areas. No need to panic, but pay attention to the news and advisories and make changes as needed to minimize the effect on your investment property.

Please call us with any concerns.