

The Backus Bulletin

"Your Management, Your Way"

TO QUOTE WINSTON CHURCHILL

April 2020

"This is not the beginning of the end but perhaps the end of the beginning."

With all the new rules regarding Covid 19, the office has been a very busy place. We were very concerned about the number of tenants that would request deferral of their April rent, as is allowed under the Covid 19 proclamations. We also had to rearrange how our office was operating in order to follow the regulations regarding social distancing and sheltering in place.

So—first—the very good news. We were prepared for 50 to 100 tenants to request deferral of rent. We actually had less than ten, and that included two commercial spaces. Each request was handled a little differently, after we had examined their lack of funds and lack/reduction of income. Each tenant affected has signed a document spelling out when the rent will be paid and other terms. For the first time in 40+ years, we are allowing some partial rent payments. At this time we do not have to file for eviction on any tenant.

Our most serious concern was that tenants would be allowed to get two or three months behind

in rent. Our experience is that, if tenants are allowed to get that far behind, they are not able to ever catch up, regardless of the payment plan arranged.

If you have not heard from us, your property was not affected. We expect to have a few more tenants affected in May, but if we can get people back to work by June, I think it will not be as problematic as predicted.

Monterey County is still a relatively rural area. We do have cases of the virus, but not to the percentage of population of other areas. Our work force is not manufacturing based so the layoffs have not been as high as other areas. Monterey has been hit a little harder than Salinas because of the tourist trade, restaurants, etc.

Property Management is considered an essential service, so we have been fully staffed the entire time, however, our office is closed to the public. Our desks are over six feet apart and we wear masks when we are working more closely with another staff person. The office is wiped down with

disinfectant throughout the day and a thorough cleaning is done every night.

Because this is an essential service, we are still preparing properties for rent and renting properties to new tenants. The rental process is all handled online. We have necessary documents in "mail boxes" at the front door and applications can be filled out on line. The leases are signed on line and the video, which

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Backus Properties

P.O. Box 1089
Salinas, CA 93902
(831) 455-2052
Fax: (831) 455-2087
info@backuspm.com

backuspm.com



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Contact us:

Sally Backus, MPM
 Broker

Bill Backus
 Associate Broker
 Sales

Michele Backus
 Property Manager

Cindy Vargas
 Property Manager

Molly Scott
 Asst. Property Manager

Daisy Puente
 Asst. Property Manager

Celeste Serrano
 Administrative Asst.

Cyndie Scott
 Administrative Asst.

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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has always been viewed in the office by new tenants, is now online as well. Before tenants can view a property, they read and sign a document with the regulations for safety regarding Covid 19.

Vendors have been given a similar document. Vendors also must sign a waiver document with every work order that goes out for repair or maintenance at a property. If you are interested in the exact wording, give your Property Manager a call and we would be happy to send you one.

To summarize—we think we are on top of it. We do not expect things to be "back to normal" for some time but will keep you in the loop with any further changes or adjustments needed. You are welcome to call if you have any specific question. Our office hours are as usual. In addition—Sally has been making cloth masks for office staff, family and friends. If you do not have one yet—give her a call and she will whip one up. In the meantime—stay healthy!