



# June 2023

## CAPITAL DISTRICT ASSOCIATION OF RENTAL PROPERTY OWNERS



# NEWSLETTER

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- Landlords Helping Landlords -

## **A-June 8<sup>th</sup>, 2023, Membership Meeting:**



- a. **Theme: Tenant Screening.**
- b. **Presented by: Angela Gonyo**

Meet **Angela Gonyo** - a real estate agent with a wealth of experience in tenant screening. With 11 years of experience as a licensed Rental State Broker Agent and Investment Specialist, Angela knows the ins and outs of property management and being a landlord. She understands the importance of finding the right tenants for your property and has developed a keen eye for identifying the best candidates. Angela is more than happy to share her knowledge and experience with you, so you can feel confident in your tenant selection process. Whether you're looking to buy or sell, Angela's

expertise as a buyer's agent, listing agent, and foreclosure consultant will guide you every step of the way. With her unwavering commitment to her clients and her ability to deliver results, Angela Gonyo is the real estate agent you want by your side.

Don't miss this opportunity to learn from Angela Gonyo's expertise in tenant screening. Please come to listen to her presentation and bring your questions. Here are some of the questions she may be able to help you with

- 1- What are some best practices for landlords when screening?
- 2- What are the red flags to look for when screening a tenant?
- 3- What New York tenant screening laws should landlords be aware of?
- 4- What are the common mistakes landlords make during the tenant screening process?

### ***Landlords and anyone interested in real estate are invited***

to attend the CDARPO Membership Meeting on **June 8, 2023, at the Marriott Hotel, 515 River Street Troy, NY at 7PM**. The meeting aims to connect industry professionals and discuss new trends, updates, and legislation affecting homeownership and rental management. The event is open to everyone and attendees are encouraged to bring colleagues or friends interested in joining the organization. Please RSVP to confirm attendance and enjoy light refreshments. **RSVP at [info@CDARPO.org](mailto:info@CDARPO.org)**.

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## C- My First Landlord Experience

by Efram Ariel

I purchased my first rental property, owner occupied, in 2021. It was the realization of a long-held goal and dream. Now it's here. What do I do next? The house is older so it needs a bit of work. Of course, I have to move in, get settled, assess, budget and prioritize the huge list of tasks that need to be completed. The apartment needs repairs and upgrading. First step is finding a good contractor to handle parts of this. My sweat equity will have work for the rest. Deep cleaning, repairs, drywall, painting, insulation, floor refinishing and more. Many long days and nights to get it all done – exhilaration, exhaustion, tears, drama. We finally get it all done. Now, I have an attractive apartment ready for a good tenant. Next step: finding a good attorney to assist with drafting the lease. Now is the time to get crystal clear about the tenant(s) I am looking to manifest:

Financially stable  
 Responsible  
 Dependable  
 Reasonable  
 Fair minded  
 Good and open communicator  
 Respects the property  
 A tenant that is looking to have a positive experience in this space.

So many options to find the best way to advertise the apartment. I chose to use online tools – RentRedi; Realtor.com. The ads drew a lot of interest. I did the best I could to make myself available, show the apartment, get a sense of the people that showed up to view the apartment. I prayed that I would be led through this process successfully and reached out to more experienced hands when I needed to. Thanks in part to CDARPO contacts for that. It's a learning curve, so I am trying to avoid any landmines seen or unseen.

## B- Last Meeting's Picture



**Everything You Need to Know About Leases by Susan Cerone, CCIM**

It took me about a month to find a tenant and get the lease signed. There have been a couple minor bumps, but overall, it has been a positive experience. I am grateful for the opportunity to learn and grow as a landlord. I am excited to continue on this journey and where it takes me. I am committed to providing a positive experience for my tenants and building a successful real estate portfolio.

**Send a Thank you to Governor Hochul**

*I understand that the legislators were agreed on both sides to do state-wide Good Cause Eviction [with Budget Reconciliation] but the Governor was the one with the level head who saw that it would create worse conditions. What about making that the headline that Good Cause Eviction failed and suggesting that our members chime in by using the letter associated with this link to thank Governor Hochul?*

<https://hfaany.com/email-the-governor/>

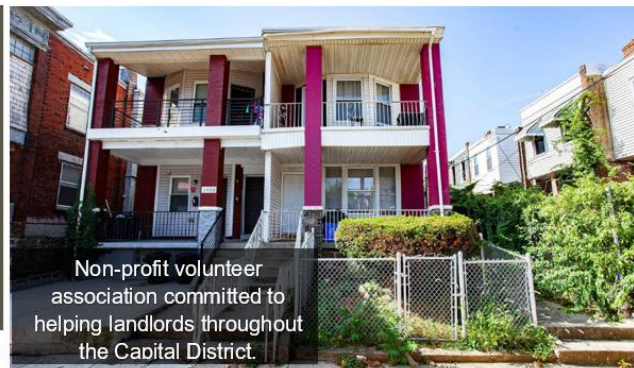
*Lisa Benware (Member)*

Sponsors

**Capital District Association of Rental Property Owners**



Join CDARPO as an official member to access perks and discounts at various stores and real estate-related businesses.



Non-profit volunteer association committed to helping landlords throughout the Capital District.

**“Landlords helping landlords.”**

- Monthly meetings including
  - Homeowner Training
  - Discussion Panels
  - Workshops
  - Tricks Tips from experienced homeowners
- Discounted price with contractor partners
- Free Networking events
- Advertise your properties

- Q & A with speakers such as:
  - Real estate agencies
  - Insurance agencies
  - Property management agencies
  - Lawyers
- Price discounts at
  - Ace Hardware (-\$10 &-10%)
  - Habitat for Humanity (-15%)
  - AAA, lot of benefit (-15%)

- Rentropolis (-25%)
- Placeholder
- Placeholder

- Become a member for only \$75. Join or renew your membership today.
- To Become a sponsor, select your bracket @ [www.CDARPO.org](http://www.CDARPO.org)

Question? Go to [info@cdarpo.org](mailto:info@cdarpo.org)

## **D-Join CDARPO for a Cruise Trip at Lake George!**

We are excited to announce that CARPO is planning a fun and relaxing cruise trip at the beautiful Lake George on August 19th.



As a member, you can enjoy a \$10 discount on your ticket. Don't miss this opportunity to connect with other CARPO members and enjoy the scenic views of the lake. We will share more details about the trip soon. Stay tuned!

## **E- FYI- Changes in New York State Rent Law**

By Letitia James, Attorney General

### Capping Security Deposits

- Landlords can only charge up to one month of rent for a security deposit or "advance payment." This applies to all residential rentals, with a few exceptions, whether you have a lease or not.
- › This means that if you are moving into an apartment where the rent is \$1500 a month, the most your landlord can charge for a security deposit is \$1500.
- › This also means that your landlord may not charge you in advance for the last month's rent if you are also paying a security deposit.



*From the article published by ag.ny.gov*

### Limiting Late Payment Fees and Fees for Credit and Background Checks

- A rent payment can only be considered late if it is received more than five days after it is due.
- The most your landlord can charge as a late fee is \$50 or 5% of your monthly rent, whichever is less.



- Before signing a lease, the most a landlord can charge is \$20 for a credit and background check.
- The landlord has to give you a copy of the background/credit check, as well as an invoice from the company that

performed it. Otherwise, they can't charge you for it.

- You can provide your own background and credit check to avoid any fees, as long as the background/credit check was done in the past 30 days.

### No More "Tenant Blacklists"

- A landlord cannot deny you an apartment, rental home, or any other type of rental based on a past legal conflict with a landlord. For example, a landlord cannot deny you an apartment because you sued your previous landlord to make repairs.
- If a landlord rejects your application after using a tenant screening service (a company that landlords use to see if you have ever been taken to court), and you have a past history of tenant-landlord disputes, the law assumes that you were rejected because of this history, and the landlord may have to pay a fine if they cannot give a good reason for denying you.

**Did you know?** CDARPO is a 501c6 nonprofit organization that promotes the common business interests of its members. This means:

- We can receive donations from businesses and individuals, and businesses can write off their donations as a business expense.
- We can lobby and campaign for issues that matter to us, as long as it's not our main focus.

Please support our mission by donating today. Your contribution will help us continue to promote the common business interests of our members and make a positive impact on our community.

*Dear readers,*

*Share your amusing landlord stories with us! Whether it's a funny encounter with a tenant or contractor, or a situation that didn't go as planned, we want to hear about it. Submissions can be short and anonymous, so send them our way and let's remind ourselves of the lighter moments of being a landlord. Please send at [info@cdarpo.org](mailto:info@cdarpo.org)*

*Best regards,*

**CDARPO**

### **F- Call for Volunteers.**

CDARPO is always seeking **partnerships** and volunteers interested in serving on the following committees.

- **Membership:** contact new members to familiarize them with our services, man the welcome table, go to other organization meetings to introduce CDARPO to grow membership, contact people who do not renew, monitor that business ad members are getting correct ad sizes and are happy with their ads.

Contact P. R Committee Chair:

**Caroline Gibson**

- **Legislative Update:** attend local meetings, report on events of interest, attend Neighborhood Association

meetings, and report back on anything of interest to CDARPO (sometimes these are the first place to hear gossip about pending plans).

Contact Committee Chair:

**Lamon Snyder**

- **Newsletter:** produce articles, find ideas for articles, request others to produce articles, and obtain permission to reprint articles.

Contact Committee Chair:

**Karen Wentz**

- **Speakers / Events:** arrange for speakers, confirm, and arrange accommodations for speakers, arrange for or manage zoom meetings, handle the recording within zoom meetings.

Contact the Committee Chair:

**Bryson Gibson.**

### **G-Get Connected**

Current members should join our forum discussion area on Google groups. This will be the Email-based forum for exchanging ideas and interacting with fellow landlords that may have experiences to share. Send an email requesting access to [cdarpo-talk+subscribe@googlegroups.com](mailto:cdarpo-talk+subscribe@googlegroups.com) or contact Marshall Miller at [marshall@bluehatattery.com](mailto:marshall@bluehatattery.com) for more assistance.

Find us online at CDARPO.org, Facebook, and Meetup on **Meetup.com/CDARPO**. Sign up for our newsletter on the contact page of our website.

## Sponsors



[albanyhousing.org](http://albanyhousing.org)

Join the Albany Housing Authority's growing network of the region's property owners who rent to Section 8 families.

### **H-Attention all paid CDARPO members:**

Your membership card is now ready for pickup. This card grants you access to the full range of benefits that come with being a member of our organization, which is committed to fostering a community of landlords helping landlords. To redeem your card and start enjoying your membership benefits, please contact Lisa Benware at [benwarel@aol.com](mailto:benwarel@aol.com).



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