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# How to Prevent Mold in Your Rental Home

By: Jim Stone | May 15, 2023  
[www.rentecdirect.com](http://www.rentecdirect.com)



The presence of mold in your rental home can be anything from a nuisance to a large health hazard. While not all mold is hazardous, the more that any mold is allowed to grow, the more it risks damaging your property and disrupts the clean air you used to have in your rental.

If you have noticed mold growing in your rental home in the past, whether you are a tenant or a landlord, it's important to understand a landlord's responsibility for mold before addressing the problem. Once any mold has been removed, this guide to help you learn about the options you have when it comes to preventing future mold in your rental.

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## Webinars

### The Small Claims Process

Presented By: Tia Politi

June 6<sup>th</sup> from 4 - 6pm

### Lease Violations & How to Enforce Them

Presented By: Christian Bryant

June 15<sup>th</sup> from 4 - 7pm

- Members: \$20ea
- w/ 2 CE Credits: \$50ea
- \* Register online at [www.roa-swo.com/events](http://www.roa-swo.com/events)

**Make a Contribution TODAY!**

**Oregon Rental Housing**  
KEY PAC



**RENTAL OWNERS  
ASSOCIATION OF  
SOUTHWESTERN  
OREGON**

## Who is the ROA?

Rental Owners Association of Southwestern Oregon is an organization that's been around for over 30 years and consists of landlords who care about practical, legal and profitable land lording practices. Through the association, they share problems, solutions, and ideas with other landlords and find information that comes from similar organizations in Oregon and around the country.



Our Association is currently comprised of over 200 landlords!

## Advertise Your Business in the ROA Newsletter!

The monthly newsletter reaches over 200 landlords who need your products/services to manage their rentals.

- Landscaping
- Contractors
- Electrical
- Security
- Flooring
- Pest Control
- Plumbing
- Insurance
- Painting
- Legal Aid
- Maintenance
- Carpet Cleaning
- Housekeeping
- Appliance Repair
- and much more...

### Contact us at:

PO Box 1712  
Coos Bay, OR 97420

info@roa-swo.com  
(541) 756-0347

**Book your spot today! Space is limited.**

## Half Page Ad

7.5" W x 4.5" H = \$60

Outside Back Cover = \$100

## Quarter Page Ad

3.5" W x 4.5" H = \$35

## Full Page Ad

7.5" W x 10" H = \$100

(example not shown)

## Business Card Ad

3.5" W x 2" H = \$20

# How to Write a Great Rental Listing

By: Brentnie D | May 1, 2023

[www.rentecdirect.com](http://www.rentecdirect.com)



## FIND YOUR RENTERS WHERE THEY'RE SEARCHING:

Writing a rental listing is only half the battle; you have to make sure that potential applicants will actually find the listing! Even if your listing is perfect, covers all the basics and the extra details, it will not be worthwhile if no one actually sees it. So, where will your listings be found?

**Online:** In order to remain competitive, your listing must be online. A study from Apartments.com found that 61% of online apartment searches begin with either an apartment listing site or a search engine. Use this resource to its fullest by ensuring that your listing is syndicated to all the top rental listing sites so that your listing will be seen by the most renters.

**Offline:** Don't limit your listings to online searches; placing local classified ads, posting flyers in local hot spots, and of course, offering bonuses for word-of-mouth referrals are all excellent ways to get your property's name out in the community and garnish interest.

## THE BASICS & MUST-HAVE DETAILS:

**Rent (Including Deposits and Fees):** Savvy renters always have pricing at the forefront of their minds during their rental search. Make sure that you include your listing price and all information regarding any fees, deposits, and utility responsibilities. This helps ensure that potential renters who inquire about your property are actually able to afford it.

- **Bed and Bath Numbers:** This basic information is a must-include point when creating your listing. Renters already have a good idea about the minimum number of bedrooms and bathrooms that will suit their needs. By providing this information, you give your future renters an easy way to search based on a specific number.
- **Square Footage and Floor Plan:** Square footage might be a no-brainer inclusion, but it cannot convey as much as you might like. Help your potential renter visualize the space by including a floor plan or even a virtual walk-through.



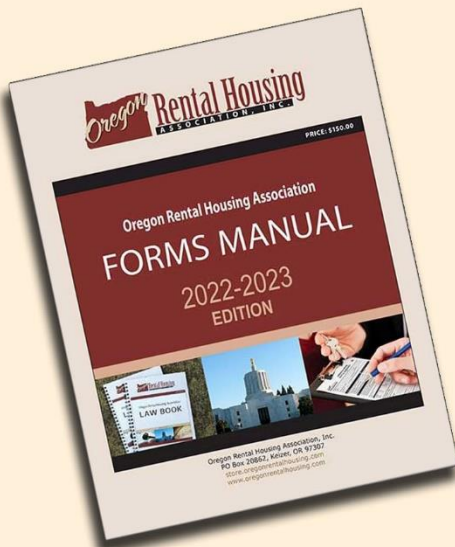
# Is Your Contact Info Up to Date?

Has your information changed since you've joined the ROA? If so, please login to your account and update it so that we can reach you if needed.

Just go to [www.roa-swo.com](http://www.roa-swo.com), scroll to the bottom of the page and login. If you need help, don't hesitate to contact us.



## The NEW Forms Manual is Here!



A ***must have*** for any private landlord or property manager.

Forms have been updated to reflect the changes to Oregon Landlord/Tenant Law. This is an instructional guide on how to use these forms. This invaluable guide will help you deal with tenancy issues the right way!

**ONLY \$100**

(FYI, it's a tax-deductible business expense)

Pick up your copy at E.L. Edwards 2707 Broadway Ave. in North Bend

- **Aesthetics and Mood:** Listings should not only highlight key aesthetic features but should highlight the overall feel of a property. Is the unit cozy and rustic with newly refurbished wood flooring? Or is it modern and industrial with walls of exposed brick? Describing your property's features and feel will ensure you find applicants who will feel right at home in your rental. Be sure to mention natural lighting, particularly if your property boasts a large number of windows.
- **In-unit Amenities:** Dishwashers, washer and dryer hookups, and air conditioning are all highly desirable to potential renters. Highlight what your property features and save everyone time by vetting out renters who would otherwise inquire about their deal-breaker appliance.
- **Storage and Parking:** From pantry space to garage or in-resident storage units, renters want to know what your property will comfortably hold. A specific parking spot is desirable for renters; let them know what is included and what will incur a fee.
- **Pet Policy:** Pet-friendly rentals are highly desired, and pet owners will immediately disqualify a rental from their search if the rental listing conveys that pets are non-negotiable.
- **Photographs:** Your listing photos are one of the most valuable ways to convey the true nature of the rental to potential applicants. A rental listing is not complete without multiple professional quality photographs of the living areas, bedrooms, bathrooms, and kitchen area. Go the extra mile and take photos for the specific unit (instead of listing photos of a model unit, which can feel misleading at times.)
- **The Little Details:** You should include a detailed description that rounds out your rental listing. Let your potential tenants know what makes your property unique, and describe the little details or out-of-the-box features that cover more than the checkboxes on the rental listing sites. Highlight features like its walkability from key locations, the area's local flavor, or the listing's proximity to great parks and schools.

### **GOING FURTHER:**

Once renters have narrowed down the available properties based on cost, size, and basic features, it will be time to compare and contrast based on extra amenities and additional details. Ensure you include any extra features so renters can determine whether your property would be the perfect match for their needs.

### **INCLUDE INFORMATION ABOUT:**

- **Neighborhood and Location:** Everyone knows how important location can be, so be sure to highlight your property's proximity to local businesses, transit, hot spots, and other places of interest. However, this isn't all renters want to know; talk about the surrounding community feel as well to ensure they know if it will be a good fit.
- **Group Amenities:** Pools, outdoor patios or play areas, fitness centers, and other amenities for residents provide convenience and extra value to your rentals. Let your prospects know what shared features are available for use should they live on your property.
- **Management Information:** Some tenants may prefer on-site managers to ensure that there is someone there to quickly address any property maintenance issues.
- **Security Features:** Note if the locks have been changed, if there is a fenced yard or if the property includes a security system or keycard entry.

Creating an excellent rental listing is your first step to finding the dream tenant you've been hoping to attain. Ensuring that your listing will be found online, that it has all the little details needed for your potential renters to make a decision about whether the property is right for them allows you to weed out any time-wasting showings and ensures that any inquiries you get are from legitimate prospects that could turn into long-term tenants.



## Form of the Month

# MOLD PREVENTION AGREEMENT

M8

Tenant(s): \_\_\_\_\_  
 Tenant(s): \_\_\_\_\_ et al (and all others)  
 Address: \_\_\_\_\_ Unit: \_\_\_\_\_  
 City: \_\_\_\_\_ OREGON Zip: \_\_\_\_\_

### AGREEMENT

Mold growth can be dangerous to people and destructive to property. Owner/Agent provides housing as free from mold as reasonably possible. Behaviors of Tenant(s) greatly affect the likelihood of mold growth.

Tenant(s) agree(s) to keep the Rental Unit in a manner that minimizes the likelihood of mold growth. Suggested methods to do that are listed on the reverse of this Notice. Tenant(s) also agree(s) to notify Owner/Agent promptly of any mold problems.

Tenant(s) acknowledge receiving a copy of this notice.

_____ Tenant	_____ Date	_____ Tenant	_____ Date
_____ Tenant	_____ Date	_____ Tenant	_____ Date
_____ Tenant	_____ Date	_____ Tenant	_____ Date
_____ Owner/Agent	_____ Date	_____ Owner/Agent	_____ Date

### WHAT IS MOLD?

Mold is a fungus, a sponge-like organism, in the same family as yeast and mushrooms. Mold is everywhere. Molds produce tiny spores that float continuously through the air, indoor and out. When mold spores land on a damp area indoors, they can begin to grow, particularly if the moisture problem is not corrected quickly. Molds can grow on wood, ceiling tiles, drywall, paper, carpet and foods. There is no practical way to eliminate all mold and mold spores indoors. The most effective way to control indoor mold growth is to control moisture. Unwanted moisture can be from a variety of issues: leaks in the roof or walls, water seeping into the basement, taking a shower, or cooking. If mold grows in a home, it must both be cleaned and the moisture problem repaired. Mold growth is unlikely if the humidity is below 40%.





# M8—Mold Prevention Agreement

## What this form is for:

Mold can cause damage to your property and health problems for your Tenants, and possibly be an expensive liability for you.

No form can magically relieve you of all potential liability. By using this form, you are [1] warning Tenants they are in part responsible for the growth of mold (since it's often behaviors, like not using bathroom fans, that cause mold to grow), [2] giving them tips and information on how to prevent mold, and [3] telling them mold is serious and if it occurs to let you know. All of that makes it much harder to sue you, or at least to win.

This is a two-sided form. On the reverse are suggestions on:

- **How to can minimize likelihood of mold growth**
- **What to do if mold is seen**
- **What should be reported to the Owner/Agent**

## When this form is used:

Use this form at the beginning of the tenancy. This form is an Agreement, so a copy of it must be given to the Tenant.

## How the form is filled in:

1. Fill in the Tenant(s) name(s) and the Property Address.
2. Tenant(s) sign and date.
3. Owner/Agent(s) sign and date.



**ROA Helpline**  
(541) 435-1492

Need help? Call the Helpline!

FREE to all ROA members of the Southwestern Oregon Chapter.



### NEED FORMS?



**Oregon Rental Housing Forms are just a click away!**

<ol style="list-style-type: none"> <li>1 <a href="http://www.oregonrentalhousing.com">www.oregonrentalhousing.com</a></li> <li>2 Click (top right): "Click to Get ORHA Forms Online"</li> <li>3 Input your local association code in the field labeled "Enter Your Member ID" to receive ORHA forms 1/2 PRICE</li> <li>4 Choose a form</li> <li>5 Click on the form</li> </ol>	<ol style="list-style-type: none"> <li>6 Input your information</li> <li>7 Click "Generate PDF"</li> <li>8 Click "Check Out" – This will direct you to PayPal</li> <li>9 Follow payment directions. Once complete, PayPal will return to the ORHA Forms page to "Print Link." This link will also be sent to your email address.</li> </ol>
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## How to Prevent Mold in Your Rental Home

*Continued from page 1*

### WHERE DOES MOLD GROW?

The first thing you must confirm is where mold grows or thrives in your rental. Understanding this makes it easier for you to direct the mold prevention actions to those areas.

Mold grows for many reasons, including excess moisture and inappropriate heating in the home.

*That said, here are some of the places you should look for mold in your home:*

- Mold grows on clothes that weren't properly rinsed.
- Left-over foods can attract mold.
- Mold can grow in parts of the home or apartment that are susceptible to ventilation and moisture issues.

### HOW CAN I PREVENT MOLD IN MY HOME?

Learning to prevent mold may seem challenging, but thankfully it's not rocket science. Moisture is one of the major causes of mold growth in the home. Whether you rent or own a rental property, these helpful tips will help you prevent mold in the rental.

### TENANTS CAN PREVENT MOLD IN THE RENTAL HOME BY REDUCING MOISTURE:

Renters should keep this in mind throughout daily life. If you are a renter, ensure that your health, security deposit, and your belongings are protected by preventing mold-inducing moisture within the rental. Unconsciously, renters can aid mold growth through simple acts like leaving wet clothes on furniture, leaving the windows open on humid days, not using exhaust fans in bathrooms or kitchens. Here are some easy habits renters must get into to prevent mold in the rental.

#### Keep Doors Closed

The truth is that leaving your doors open will do more harm than good. The reason is that moisture can travel from the major concentrated spot to the other

from the major concentrated spot to the other unaffected parts of the home when the door is open. These instances are examples of why you need to start shutting your doors more often:

- Shut the doors of your kitchen when cooking because the excess moisture in the room (kitchen) tends to escape and travel into other parts of your home.
- Consider shutting your bathroom door when bathing so the excess moisture generated from your bath will be confined (allowing the moisture to be reduced by the exhaust fan).

### Take Care of Your Bathroom

You already know that your bathroom is one of the top zones for excess moisture. Take care of your bathroom so you will prevent mold from growing.

- Vent out Moisture when Bathing: It is no news that excess moisture is present when you are bathing. Vent that moisture out. If you do not currently have a fan in your bathroom, the best bet on venting out moisture when bathing is to open a window if the weather allows.
- Wipe Your Bathroom Walls: Moisture can build up in the walls of your bathroom. The potential causes are soap studs and water from your body that splash on the walls. A good rule of thumb is to wipe down the walls of your bathroom and tub after your shower or bath. Doing that helps in wiping off the moisture that might be sitting on the walls of your bathroom.

### Keep Away Wet Clothes

When you fail to fully dry your clothes after washing, you will be indirectly inviting mold. The same happens when leave dirty and damp clothes or towels inside your room.

- Wash and dry damp items immediately, don't allow them to settle in your hamper or the floor.
- Whenever possible, avoid air-drying clothes indoors. In areas where there is little or no ventilation to facilitate proper circulation, air-drying clothes could trigger mold growth when the moisture evaporates and settles on the ceiling.



## **LANDLORDS HAVE MANY TOOLS THEY CAN UTILIZE TO REDUCE HUMIDITY AND PREVENT MOLD IN THE RENTAL:**

Landlords may not be able to improve their tenants' daily habits, but you do have many options to select from when it comes to reducing humidity in your home as a way of preventing mold from growing. These tricks can be useful to ensure that mold does not grow with your rental.

### **USE A DEHUMIDIFIER**

A dehumidifier is an excellent solution to moisture problems. These units serve to drastically reduce the humidity levels in a room. Be sure to install a dehumidifier after you must have sought the professional advice of your local home appliance supplier to find the best unit for your needs.

### **INSTALL A HYGROMETER**

Changes in temperature within a building are easy to sense- there's no doubt you know when your body becomes colder. However, you may not know if the humidity levels are increasing or not. That is why you must install a hygrometer to help you with that function. A hygrometer is a device that keeps tabs and deciphers the humidity levels in your home. With the installation, it becomes easier for you to know when the humidity levels are increasing.

According to the EPA, mold can grow if humidity levels are not kept below 60 percent, and your ideal humidity range is between 30 percent and 50 percent. Ensuring proper humidity levels can also serve to discourage pests like cockroaches and dust mites. Keep an eye on your installed hygrometer to know when it gets to that point.

### **CONSIDER INSTALLING EXHAUST FANS**

Kitchens and bathrooms are veritable hot spots for mold to grow. Excess moisture thrives there, especially when occupants are cooking or bathing.

Since the risks of mold growth in the kitchen are high, ensure that cooking spaces are equipped with exhaust fans. Installing kitchen hoods will also be ideal, as they help to suck up moisture and grease when you are

cooking. Similarly, ensure that you have adequate exhaust fans in bathrooms to ensure that your tenants' morning showers aren't doing permanent damage to the rental by causing mold growth.

## **DETECT LEAKS QUICKLY AND CHECK FOR LEAKS DURING INSPECTIONS**

If you have detected excess moisture in the rental home – it makes sense to check for leaks in your kitchen or bathrooms. Household appliances might be leaking without your (or your tenant's) knowledge. When that happens, excess moisture will settle in the walls and flooring or pool around the leak. This causes expensive damage to the unit and serves as an excellent catalyst for mold and mildew growth.

Unfortunately for landlords, it is only when you figure out when leaks are occurring that you will find the best way to address the excess moisture. While your tenants are likely to notice and report a large leak from a burst pipe, they may not be aware of the significance of a steady drip under the kitchen sink. Regular inspections can be vital for this reason, be sure to regularly check for leaks, and remind your tenants to submit a maintenance request whenever they notice even a small leak occurring. In addition to regular inspections, you can install a smart leak detector to get regular updates if there is a leak.

Here are some common spots where undetected leaks can occur:

- Check under sinks and dishwashers
- Beneath the radiators or heat pumps
- Check around washing machine and toilet

## **FINAL WORDS**

Mold can be a costly problem for your health and your pocketbook. Preventing mold in your rental home is a matter of knowing what to do – a few helpful habits can go a long way to ensuring that your rental is mold-free. Whether you are a tenant or a landlord, you are now in a better position to put down your foot and stop mold growth in your rental.

# Welcome New and Returning ROA Members!

Mark Colton & Richard McElravey

## Your ROA Board of Directors

**President:** Cindy Colter  
coltercindy@gmail.com (541) 404-8609

**Vice President:** Regina Gabbard  
regina@eledwardsrealty.com (541) 756-0347

**Secretary:** Jessica Webber  
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regina@eledwardsrealty.com (541) 756-0347

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parksidevillagecoosbay@gmail.com

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mahaffyje12@yahoo.com (541) 269-6562

**Position #4:** Danielle Eastwood-Swanner  
danielleswanner94@gmail.com

**Position #5:** Michelle Cantrell  
michelle@orbpm.com (541) 808-9040

**Position #6:** Vacant

Ever wonder what goes on at ROA Board meetings? Have any suggestions to share? Interested in joining the board? Bring your thoughts and/or ideas. Or just listen in and see what we're all about.

The ROA Board of Directors meets every month. Meetings are always open to members. Contact us for more information.



**roa-swo.com**

## Contact us at:

PO Box 1712  
Coos Bay OR 97420

info@roa-swo.com  
(541) 756-0347

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## In Case You Missed It: Stupid Things Landlords Do & Legislative Update

May 15<sup>th</sup> & 18<sup>th</sup>, 2023



Stupid Things Landlords Do – Violet Wilson

May's webinar classes kicked off with Violet Wilson on the 15th who guided us through the many stupid things we as landlords could do and how to survive the fallout once we have accidentally committed stupid acts. This webinar was uniquely interactive between the host and attendees, garnering the most engagement we have seen in a class for some time. A special thank you to Violet for her creative teaching methods!



Legislative Update – Christian Bryant

On the 18th, Christian Bryant updated our members on the most recent legislative changes; how these changes affect us as landlords, and how to navigate this ever-changing playing field. Christian brought great examples from his own profession to better help us grasp the information load, and how to keep ourselves from making a costly mistake. Thank you Christian for yet another knowledge-packed class!

## Code of Ethics

Excerpt from the Bylaws of the Rental Owners Association of Southwestern Oregon

The objectives of this Association shall be:

- A. To unite, for their mutual good, rental housing owners, managers and/or their agents in the Southwestern Oregon area.
- B. To strive to maintain those standards of the residential rental industry which are of a high ethical and up-to-date business level.
- C. To stimulate cooperation among rental owners to the end that the best possible service will be rendered to the owners and renters.
- D. To provide appropriate information and educational opportunities on state/federal laws, rules/regulations, policies/procedures and rental housing management.
- E. To cooperate with other organizations having similar goals.



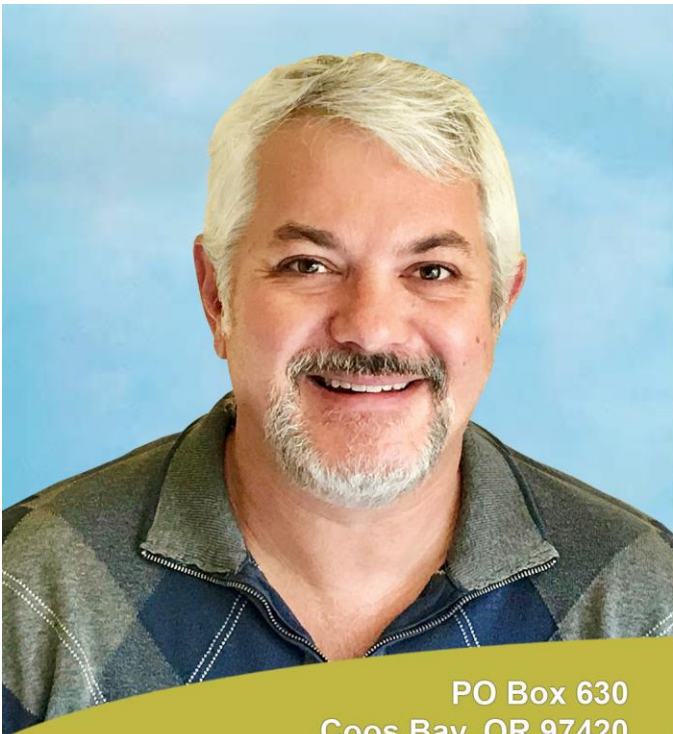




**RENTAL OWNERS  
ASSOCIATION OF  
SOUTHWESTERN  
OREGON**

**PO Box 1712**

**Coos Bay OR 97420**



**PO Box 630  
Coos Bay, OR 97420  
Phone: (541)756-2056  
assistant@pmtlaw.net**

## **Patrick M. Terry Attorney at Law**

**Representing Landlords on the  
Southern Oregon Coast since 2002**

As a landlord of 11 rental units, Patrick understands the needs of his clients and is eager to help.

He specializes in:

- Landlord/Tenant Law   - Real Estate   - Collections  
- Estate Planning       - Business       - Probate

\*Free 1-hr consultation only covers landlord/tenant matters. All other matters are subject to hourly charge. Inquire for details.



ROA SWO's attorney on retainer.  
Current members receive a FREE  
1-hour consultation annually, plus  
discounted rates for representation.