

Assembly Bill 828 – Stop Evictions & Foreclosures for those Affected by COVID-19

Sample Letter to Assemblymember Ting



Assemblymember Phil Ting
State Capitol
P.O. Box 942849
Sacramento, CA 94249-0019

Dear Assemblymember Ting,

I am the CEO of a small property management company. Most of my clients are mom and pop owners. Most of my clients are retired and rely on the net income of their rental property to make ends meet. Most of my clients have mortgages, taxes, insurance, utilities and maintenance upkeep expenses that are essential in order to provide their rental property to the tenants.

What income that may remain after paying the expenses helps pay for their own living expenses; such as medical, food, vehicle maintenance and repairs, and other costs. The 25% rent reduction as proposed in AB 828 **without a reciprocal reduction** from mortgage lenders, insurance carriers, utility companies, state and local taxing authorities, as well as property maintenance and repair companies could very well put many of my clients underwater.

Deferring the expected rent is one thing, and hard enough, but to reduce the amount of the contracted rent owed, and expect owners to underwrite the underlying amount owed to them is simply unfair, and not right.

I ask that you take AB 828 off your agenda until amended in a manner that carries the basic element of fairness.

Thank you for your time and consideration.

Charles V. Eckert, IV

Principal & CEO
EIPM, Inc.
Excellence In Property Management, Inc. ®