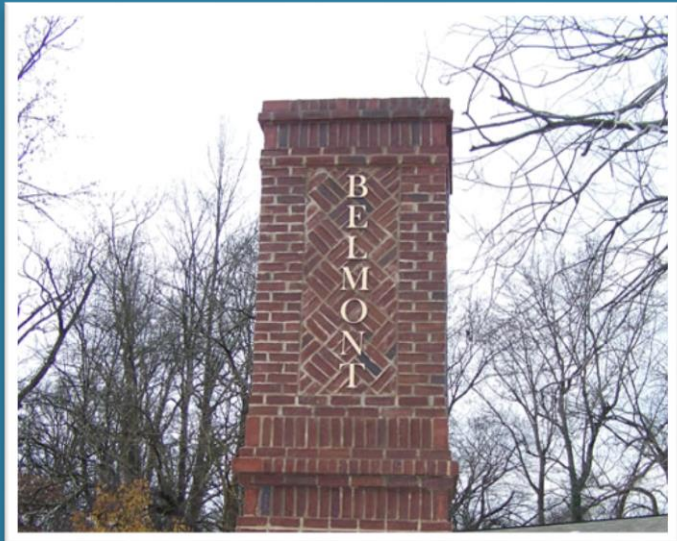




If you think you are too small to make a difference, you haven't spent the night with a mosquito.

~ African proverb



Landlord Newsletter

Welcome to our first Belmont Landlord Newsletter!

The Belmont Community Association's mission is to “foster a safe, friendly and diverse community with neighbors working together”. As a landlord, you are a critical stakeholder in the success of the community. We hope this newsletter will be one more way to help us accomplish our mission and keep you informed about the community. Our plan is to be in touch a couple of times a year. The Landlord Best Practices provided as part of the newsletter should serve as a resource for managing your property.

Meetings are held the first Tuesday of every month. You have an opportunity to get to know neighbors from 6:15 to 6:30pm, including a gift card drawing for participating in our fun group activity. The official meeting begins at 6:30 ending at 7:30pm and is held at the Salvation Army, 901 Belmont Ave. Our CMPD Community Officers always open the meeting with an update on Belmont and answer questions. Come join us and find out what's happening in Belmont!

May 3 | June 7 | July 5 | August 2 (tentative) | September 6 | October 4 | November 1 | December 6

Contact us at belmontcharlotte@gmail.com

Landlord Best Practices

Belmont's Vision and Values

Belmont will be a family-oriented community, diverse in age, culture and income that promotes public safety, economic and community development, affordable housing and community pride - a place to live, work and play. The best practices presented here support this vision of quality housing for all residents creating a safe community.

As Belmont grows into a highly sought after community, we must be cautious that our long-term residents who have promoted the growth of the community can remain in the neighborhood they call home. The Belmont Community Association asks that you support the vision of our shared community.

Best Practices

- **A QUALITY home attracts QUALITY residents**, and upgrading your property will likely pay for itself.
- **Price your home properly.** Check with a local property manager to confirm the market rent for your home. As a rough guideline, renovated 2 bedroom homes rent for \$900-\$1,100, and renovated 3 bedroom homes rent for \$1,200-\$1,500.
- **Consider Professional Management.** A licensed property manager may actually save you money in the form of decreased vacancy and lower maintenance costs.
- **Quality Tenant Screening prevents headaches down the road.** Services like National Tenant Network (ntnonline.com) and TransUnion SmartMove (mysmartmove.com) can screen tenants or run background checks. Many tenants list fake landlord references. Be sure you're speaking to the actual landlord. Check the address on the driver's license and see if the owner matches the application by checking the Mecklenburg Real Estate Lookup at <http://meckcama.co.mecklenburg.nc.us/relookup/>
- **There are additional free screening resources that prove useful**, such as:
 - NC State Prison search at: <http://webapps6.doc.state.nc.us/opi/offendersearch.do?method=view>
 - Mecklenburg County arrest search at: <https://mecksheriffweb.mecklenburgcountync.gov/Arrest>
 - Mecklenburg County Civil Court search (to see any current eviction actions) at: <http://civilpleadinglookup.co.mecklenburg.nc.us>
- **Using a strong lease will protect you both in and out of court.** Mecklenburg County eviction court magistrates strongly prefer to see a NC REALTOR Lease. Download one online, or contact a Realtor.
 - <https://rentallease.net/wp-content/uploads/north-carolina-association-of-realtors-lease-agreement.pdf>
- If you do need to file an eviction you will need to provide a 10-day notice to the tenant unless the tenant has waived that right in the lease. Mecklenburg County makes it difficult to evict unless the cause is for non-payment of rent, or a tenant stays past their lease expiration. Even if the eviction is for other reasons (police calls, drug offenses) attempt to evict for non-payment of rent first.
- It is strongly recommended that all current or potential landlords Read NC-GS 42 to understand all of North Carolinas Landlord/Tenant law: <http://www.ncleg.net/gascripts/Statutes/StatutesTOC.pl?Chapter=0042>

Please attend the neighborhood meetings on the first Tuesday of each month. Starting at 6:30 PM at the Salvation Army Chapel, corner of Belmont Ave and Seigle Ave. 901 Belmont Ave. belmontcharlotte@gmail.com