

## Rosenberg Corey

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**From:** JOANNE ALEXANDER Owner <wls\_jta@centurylink.net>  
**Sent:** Thursday, May 04, 2017 1:37 PM  
**To:** SHS Exhibits  
**Cc:** Sen JackieWinters  
**Subject:** HB2004-A: Landlords not able to sell houses without financial hit?

What happens when I need the money from my rental house and only can sell to buyers who want to live in it if none are willing to wait 3 months for a tenant to leave?

If I did find one I would take a large financial hit by any buyer willing wait those three months plus the time to repair damages in order for them not to buy a similar house with no tenants.

I also would take a hit since I am below market rents and no investor could afford to buy the house and not get enough rent to cover his payments. Again limiting the buyers. This part of the bill can't possibly be legal.

Plus if I do get a bad tenant who is damaging the property why should I have to pay them to move? The only way to compensate for this possibility is to raise the rent significantly.

This bill assumes that all landlords

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