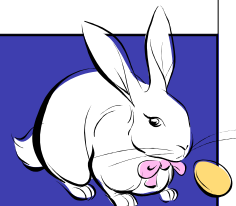




ORCA TALES



Powell Property Mgt. Help Wanted

Assistant Property Manager

Powell Property Mgt. is currently accepting applications for a multi-site, FT assistant manager. If you know of someone interested & qualified, please send their resume and cover letter with their salary requirements to:

Wanda Daudet, P.O. BOX 98309, Des Moines, WA 98198 {Or email an attached Word document to: wanda@powell-homes.com}

NO PHONE CALLS PLEASE

Responsibilities: Marketing, handling inquiries, showing & leasing apts., move-ins/outs, resident relations & retention.

Requirements: Strong leasing/sales background, computer proficiency, organized, self-starter, high energy, team player, reliable transportation, flexible schedule to cover 7-day a week operation, smoke-free workplace, pre-employment background check, drug testing



Legal Opinion

Security Deposit Limit?

This is not legal advice: The information below is intended to assist owners and managers in understanding this issue. For specific legal advice, consult an Attorney.

There is no law or regulation that restricts the amount of a deposit, cleaning fee, etc. It is whatever the parties agree, and if the prospective tenant does not agree to the amount, they can pass on the apartment or whatever the rental is; residential or commercial, or try to negotiate something lower.

As to a cleaning fee, as long as it is refundable, it does not matter, since the tenant gets credit for it. If it is a non refundable fee, or is just a fee that is not subject to refund and accounting, then it has to be reasonable.

Information received by:
Law Offices Of Donald Kirkpatrick



What People Are Saying



☆ Morris mentioned that ORCA is the best, fastest and most reliable screening company he has ever used. Kudos to you!

Sent in by Cherie Rock ~ Quantum Management Services Inc.

☆ On behalf of the Oregon AHMA Board of directors and our general membership, thank you so much for the excellent presentation last Friday. We have received favorable reviews from the attendees, and as you know, Oregon CARH Board President Kyli Mendoza now hopes you will give a class at CARH's May conference!

Sent in by Maggie Meikle ~ Oregon AHMA Northwest

☆ Thanks for the wonderful stuffed Orca! We love it, Aaron, our two and a half year old son had just recently watched Free Willy and he was so excited to have his own whale. Thanks again and have a great day.

Sent in by Dave, Lora and all the kids

ORCA WISDOM



The truth is that there is nothing noble in being superior to somebody else. The only real nobility is in being superior to your former self.

*Whitney Young
(1921-1971)*



Would you like a copy of your Invoice sent to you through Email? Or do you have any billing questions?

**Please call or Email Cindy for more Information. EXT# 119
Email:
cindy@orcainfo-com.com**

Addendum #8 Mold & Mildew Form

Property: _____

Mold and mildew are problems that are especially in high moisture areas, such as the Pacific Northwest. Mold and mildew spores are present in the environment and can't be eliminated. Excess moisture is the leading cause of mold and mildew growth indoors. However, most sources of moisture can be controlled by simple procedures under your control. In order to reduce the incidence of mold and mildew, protect your own health and the condition of your unit, Tenants agree to the following:

1. Keep the humidity below 40%:
 - a. Use bathroom fans during and for 45 minutes after bathing or showering. If no fan available, open window slightly for ventilation for the same amount of time.
 - b. Use the fan above the stove whenever cooking, or if no fan, open a window slightly for ventilation.
 - c. Use the fan in the laundry area during and for 20 minutes after using the washer or dryer, or if no fan, open a window slightly for ventilation.
 - d. Cover fish tanks.
 - e. Do not use a propane or kerosene space heaters indoors.
 - f. Use a dehumidifier during humid months.
 - g. Do not keep an excess number of house plants.

2. Keep the temperature down and provide adequate ventilation:
 - a. Keep house temperature between 50 and 70 degrees at all times.
 - b. Open multiple windows at least twice a day for 2 or 3 minutes to allow ventilation of the dwelling.
 - c. Allow at least 2 inches between furniture and walls to aid ventilation.
 - d. Open closet doors to allow ventilation.

3. Clean regularly and thoroughly:
 - a. Clean bathrooms and kitchens with mold killing products.
 - b. If mold or mildew appears on walls, ceilings, floors, or around tubs or sinks, immediately remove the mold and mildew. The following is the cleaning method recommended by the EPA: Mold growth can be removed with commercial cleaning products or weak bleach solution (one cup bleach in one gallon of water). Wear gloves during cleanup and be careful not to spread the mold. Sensitive people who have to clean up mold should wear a tight-fitting face mask.
 - c. Dry any water that spills from showers, sinks, etc.
 - d. Clean up spills on carpets, rugs or floors and thoroughly dry the carpet or rug.
 - e. Regularly check and clean the windows tracks and keep free of condensation.

4. Notify management immediately of excess moisture problems:
 - a. Water leakage, leaking plumbing, tubs or showers, or running toilets.
 - b. If you have attempted to clean mold or mildew and it reappears quickly or you were not able to remove it, report the mold and mildew to Mainlander immediately.

Tenants understand and agree that failure to do any of the enumerated actions in this Addendum shall constitute both a material non-compliance with the Rental Agreement affecting health, and serious violation of the Rental Agreement. Tenant will be financially responsible for all damage resulting from their failure to comply with this Addendum.

Mainlander: _____

Tenant: _____

Date: _____

Tenant: _____