



ORCA TALES



Did You Know?

You can pay your monthly Invoice with your Credit Card. {Visa / Mastercard}

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ORCA Site Manager Of The Month Congratulations Joyce Wigley

We asked Joyce how long she has been a property manager, Joyce stated she has been a property manager for 38 years!

Amazing Joyce, 10 of those years she was in sunny Azusa California and for 18 years, she is currently working for Quantum Management, Sunnyside Manor in Sunnyside, Washington. A 55 plus Senior Housing Building with over 24 Units!! **Keep up the great work Joyce.**

Do you have children? Married? Joyce has 2 grown sons, is now widowed, and currently resides in Sunnyside, Washington.

What part of your job is most pleasing and unpleasant?

Joyce stated the part of her job that is most pleasing is meeting people interested in becoming prospective tenants. **However,** the most unpleasant part of her job is having to send someone to a nursing home.

Throughout the years, have you had any memorable experiences? Her most memorable experience was the companies (Quantum Management) 5 year Anniversary picnic, Joyce had a wonderful time.

What do you do on your free time? Joyce has many hobbies, which include, reading, singles club (Kosmos) and traveling.

If you could make one wish what would it be? If she could have one wish come true, it would be that all resident Managers could be as happy as she has been throughout the years being a property manager.

Thank-you Joyce for your time and all your hard work!!

News From Around the 'Net

By Kara Rice, CAM, CAS

~The U.S. Depart. of Housing and Urban Development has published information on their website to specifically address the rights and responsibilities of landlords and residents in preventing housing discrimination based on race, religion, or national origin. [Http://www.hud.gov/offices.fheo/library.sept11.cfm](http://www.hud.gov/offices.fheo/library.sept11.cfm)

~Welcome Home America offers an entire line of marketing products in Spanish. [Http://www.whatgifts.com/html/hispanic](http://www.whatgifts.com/html/hispanic)

Gene Juarez Postergirl

Danielle Leavitt ORCA's Administrative Assistant and model, she is one of the poster girls for Gene Juarez Salons all over Washington State. If you go and see it, please let the front desk clerk know how much you like it.



What People Are Saying About ORCA



~Thanks so much for coming in and doing the training! You are always so much fun and it helps to get the right training. Thanks again *Quantum Management, Barret.G*

~Thanks so much for driving out and speaking to our Crime Free group. Everyone in the class enjoyed the presentation. Thanks again and we look forward to having you again in six months. *Everett Police Department, Officer S. Paxton*

CRIME FREE LEASE ADDENDUM

On the back of this Newsletter

When adding the crime free addendum, or any other addendum to your lease, state in the lease (on the last page should be an area to write in attachments) that the following are addendums to the lease, then list each addendum individually. This will validate your attachments, then the resident can not state they had not received an addendum.

ORCA WISDOM



"Not everything that can be counted counts, and not everything that counts can be counted."

Albert Einstein

ORCA: Background Investigations ~ Evictions / Collections ~ Employment & Rental Screenings
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{Apartment or Rental Property Name and Address}

CRIME FREE LEASE ADENDUM

In consideration of execution or renewal of a lease of the dwelling unit identified in the lease, Owner & Resident agree as follows:

1. Neither resident, nor any member of the resident’s household, nor a guest, nor other person under the resident’s control shall engage in criminal activity, including drug related criminal activity, on or near the said premises. “Drug related criminal activity” means the illegal manufacture, sale, distribution, or use; or possession with intent to manufacture, sell, distribute or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act (21 U.S.C. Section 8021)).
2. Neither resident, nor any member of the resident’s household, nor a guest, nor other person under the resident’s control shall engage in any act intended to facilitate criminal activity, including drug related criminal activity, on or near the said premises.
3. Neither resident, nor any member of the resident’s household, nor a guest, nor any other person under the resident’s control shall permit the dwelling unit to be used for, nor to facilitate criminal activity including drug related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
4. Neither resident, nor any member of the resident’s household, nor a guest, nor any other person under the resident’s control shall engage in the unlawful manufacturing, selling, using, storing, keeping or giving of a controlled substance as defined in RCW 69.41, 69.50, 69.52, 69.55 at any locations, whether on or near the dwelling unit premises or otherwise.
5. Neither resident, nor any member of the resident’s household, nor a guest, nor any other person under the resident’s control shall engage in any illegal activity, including prostitution as defined in RCW 9A.88, criminal street gang activity as defined in RCW 9A.84, threatening or intimidating as prohibited in RCW 9A.46, assault as prohibited in RCW 9A.36, & 9A.44, including but not limited to the unlawful discharge of firearms on or near the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent or other tenant, or involving imminent serious property damage, as defined in RCW 9A.48, including any theft as prohibited in RCW 9A.56, engage in any burglary or car prowl as prohibited in RCW 9A.52, unlawful restraint of another as prohibited in RCW 9A.40, or engage in any other nuisance type activities.
6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL, AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any provisions of this added addendum shall be deemed a serious violation and a material and irreparable no-compliance. It is understood that a single violation shall be a good cause for immediate termination of the lease. There is no “good cause” requirement in Washington for lease terminations. Unless otherwise prohibited by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this date between Owner & Resident.

Resident’s Signature: _____ Date: _____

Property Manager’s Signature: _____ Date: _____