



Resident Update

Winter 2012

www.bouserentals.com

Dropbox – You Asked, We Listened

Many of you have requested a drop box in Belleville where you could place your rent. Now you may use the brass mail slot in our office door which sits behind 1037 Brookshire Ct. in the back corner of the building's parking lot. You will see "DROP BOX" above the slot. The flap of the slot reads "**NO CASH**" since we do not accept cash in the drop box. Please feel free to drop off your rent at any time. Office hours are by appointment only since we are normally working at the properties. Please call if you deposit rent after the 5th as late fees will apply. Remember to always save your money order receipt or cancelled check. Please be sure that your envelope includes your name and address.

K-9 Unit Performance for you...

At our next Neighborhood Watch Meeting (to be announced in March), one of the three K-9 dogs and their deputy handler will show their stuff. They will share their street smart tips. Local landlords and our deputy watch contact will be present for discussion.

Get Rewarded...For Christmas

Many of you did a great job with decorating the inside and outside of your home. Next year, we will have a decorating contest with several prize levels and honorable mentions. We appreciate when you take time to spruce up for the holidays and make the neighborhood festive.

Illegal Dumping is Costing All of Us!!!

Illegal dumping is costing all of us...

We have "super sized" our dumpsters above the recommended sizes for our multi-family buildings. There are non-residents using our dumpsters. This costs all of us. Anytime the level of trash is above the rim of the dumpster, we are charged \$50.00. Please let me know when you see this happening. Try to get a description of: where they came from or went to, a license plate #, a description of the vehicle, etc...

A new law, effective January 1st, 2012, bans all electronics from dumpsters and landfills (another possible fine). Possible recycle sites may be obtained from the EPA out of St. Clair County at (618) 233-7769 ext. 4458.

Continued on Reverse Side.....

Double Referrals Can Be Money in Your Pocket

As we announced last newsletter, our referrals have increased from \$50.00 to \$100.00. We have upcoming 1, 2 and 3 bedroom units in Belleville. Remember to visit our website, www.bouserentals.com, for the latest listings. We want more residents like you.

Reference Sheets to be Posted

You may notice the next time we complete a repair or check the filters and smoke detector batteries in your unit, you will find a reference sheet. We are posting these on the inside of your utility area or closet doors. This is a quick reference of phone numbers and maintenance tips, please review it. Just call Kevin if you would like one posted sooner.

Tenant Spotlight

Each Newsletter, we like to turn the Spotlight on our Tenants and provide a forum so you too can recognize your neighbors with talent, citizenship, and who truly go above and beyond. Let us know if you would like us to promote someone you know (or yourself). We would love to hear from you. This month's resident spotlight has been a close friend for over 10 years and does all of our real estate transactions.

Chris Lee is a new resident with us and specializes in helping home-buyers purchase their new home. He is a Realtor and works diligently for his clients. When asked what motivates him, he says, "Working for buyers to help them get just the right house, at the right price, and in the right location. When you're able to help a homebuyer navigate the purchasing process and close on their home – it's so awesome. There're so many details and things to consider with buying a house, I do more than just 'find houses'. I assist with valuation, long-term planning, and make all the connections from inspections, the best financing resources, title review, to closing. I truly work for the buyer. Did you know with financing, there is new assistance available for Veterans? How about closing assistance from St. Clair County? Previous Credit or Foreclosure issues - Fannie Mae has relaxed some guidelines. The financing arena is ever changing and I stay current with those lenders who can help."

"I also specialize in assisting homeowners facing foreclosure or who need to sell a property for less than their mortgage payoff. Oftentimes, a homeowner does NOT need to go into foreclosure to get released from their mortgage. It just takes action on the homeowner's part. To any of my new neighbors, call me if you know someone who could use help with this."

Kevin buys, sells, and rents single and multi-family homes and will PAY for leads that end up closing with him; whether you or someone you know, who is selling or wants to buy one of his homes. If you have ANY Real Estate questions or needs, or know someone who does: Call Chris Lee at 314-669-5399.

***Thanks for your time and cooperation.
Have a Blessed day,
Kevin Bouse, Michele Fiudo, Jeff Fiudo***