

Comments and Responses to Thurs April 26th Newsletter Blast to all Landlords whom have provided E-mails and others expressing interest.

1. To many rules by to many fools, The only thing selling in Aurora are suitcases, everyone is leaving due to your practices.
 - a. [Believe it or not we have many positive reactions to our proposals to mitigate these neighborhood identified issues.](#)
2. Half of that is ridiculous. I'm not buying any more property in this town. Regulations, restrictions. Good luck finding people to live in this town with people mass exiting the state as it is.
 - a. [Please see 1.a above.](#)
3. The city is moving on what looks to be a lot of good stuff regarding rentals and lodging houses, where more than 3 adults live together, regardless of rental status. They are trying to address parking and noise issues, etc. Current rules lead to situations in my neighborhood where a wealthy AU parent buys a house, stuffs a couple more small bedrooms in, and then has 6 college kids living in it. With 5 cars in the street and the associated nuisances of a large number of young adults living in close proximity. (██████████, for example). Just want to make...
 - a. [As stated in 1. a above, we are trying to address neighborhood identified concerns. Also as noted in meetings as having affected all wards; we have had similar concerns from neighbors adjacent to rentals to out of state contracting firms who will rent single family homes while they work on several month long projects in the area.](#)
4. We got this email today about possible zoning changes which would affect our rentals and tenants. It shows that if there are over 3 tenants that are not related we would have to change our zoning. This would cause us a serious problem as we have leases already for next year and an option for next with our tenants that attend Aurora University. We had issues with the city before which led to unnecessary expenses. We hope that situation again does not affect our tenants and our renting of our property. Please call me to discuss the options here.
 - a. [As we discussed via phone, and as posted on our Open House questions and answers; we are contemplating a 3-5 year grandfathering of existing leases to Lodging Houses. Our assumption is that this time period would provide enough time for these landlords to determine their course of action with respect to the property reinvestment to continue as a Lodging house, or to rent to single family or to sell the property. We additionally felt that we needed to provide a timeframe to set neighborhood expectations and to allow the marketplace to adjust and reabsorb the properties which go back on the market as a result.](#)
5. It looks good John, Thank you!