



---

5/3/17

Dear Members of the Senate State, Veterans, & Military Affairs Committee,

As a property manager of Atlas Real Estate Group, a company responsible for managing nearly 1,200 housing units in the Denver Metro area and Colorado Springs, I strongly support House Bill 1312.

This bill preempts misunderstandings that may arise in rental agreements when the parties don't have a clear understanding of what is expected. Landlords need to be able to hold tenants accountable, and tenants need to understand clearly what their obligations under the lease are. Also, the Revised Uniform Landlord Tenant Act recommends that a copy of a lease be provided to both parties. I follow this guideline but I know that some property managers do not.

I understand paying with cash and money order is more common among low-income tenants. People of every income level need a roof over their head, so it is important to recognize this reality, and the challenges that come with it. This bill would require receipts for rent paid with cash or money order (available upon request if payment is not made in person).

As long as I am getting paid and my tenants are taking good care of the unit, I am happy. It is expensive and time-consuming to deal with conflict and to turn a unit if I have to evict someone. This bill would help prevent these situations for renters and property managers across the state.

On behalf of Atlas Real Estate Group I respectfully ask for you to vote "yes" on House Bill 1312. Thank you for your time and consideration.

Regards,

Michael Hills

Property Manager

Atlas Real Estate Group

