

Why Do More Apartment Owners Join AOA Than Any Other Association In Southern California??

- **Low Cost Membership Dues**
- **Instant Low-Cost Credit & Eviction Reports**
- **FREE AOA Magazine Subscription**
- **Low-Cost Rental Industry Forms**
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- **Attorney Referrals**
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- **FREE Member Listing Service**
- **Seminar Videos**
- **Courteous Staff**
- **Service – “You are #1 at AOA!”**
- **FREE Landlording Advice From Our
Professional “AOA Consultants”**

Visit our website at: <http://www.aoausa.com>



Apartment Owners Association

San Fernando Valley: (818)988-9200 – Los Angeles: (323)937-8811

Long Beach: (562)597-2422 – Garden Grove: (714)539-6000 – San Diego: (619)294-7900

Order Your **FREE** Video! Just Join Or Extend Your AOA Membership



Choose one, two or all three of the following videos to watch in the comfort of your own home.



“How To Evict A Non-Paying Or Gang-Banging Or Nuisance-Causing Tenant” 1A

Speakers: Dennis Block & Fred Szkolnik

Subjects covered:

- 1) How to evict the nuisance-causing tenant
- 2) How to properly serve notices
- 3) Abandonment
- 4) Bankruptcies
- 5) How to legally gain access
- 6) Discrimination
- 7) How to beat paying interest on security deposits
- 8) What to do with drug users &
- 9) Can the local police help?



“How To Get The Assessor To Lower Your Property Taxes” 2A

Speaker: Ramin Salari, Assessment Appeals Group

Subjects covered:

- 1) How the Assessor determines the value of your property
- 2) How to file YOUR appeal
- 3) How much money you can expect to SAVE
- 4) Two types of appeals - which one should YOU file
- 5) Preparing for the appeal hearing
- 6) How long the process takes
- 7) Dates & deadlines you must know
- 8) Advantages of appealing before a hearing officer or the assessment appeals board &
- 9) Discover the easy way to increase your cash flow.



“Who's Stealing Your Money & How To Get It Back!” 3A

TENANTS:

Steven Durringer, attorney and expert at collecting money from “worthless” judgements. Discover how to turn that paper judgement into gold!

BANKS & SAVINGS LOANS:

Cesar Zalamea is a Mortgage Loan Consultant of a different kind! You will discover why 50% of ARM loans are figured incorrectly and how YOU can get a refund.

UTILITY COMPANIES:

John LaPoint, CPA and Utility Rate Consultant has saved thousands of dollars for property owners. Find how YOU can receive a refund from the water &/or electric company!

This coupon must be included with your membership dues in order to receive your FREE video(s)

(Please make checks payable to “AOA” – this offer good until August 31, 2001)

- Good Offer:**
\$59 – one year membership + 1 **FREE** video!
- Better Offer:**
\$98 – two year membership + 2 **FREE** videos! (Save \$20)
- Best Offer:**
\$147 – three year membership + **ALL 3** videos! (Save \$30)

Membership/Video Application

Please mail to: AOA
6445 Sepulveda Blvd. #300
Van Nuys, CA 91411

(Please Print)

Property Owner's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Email: _____

Home Phone: _____ Business Phone: _____

Number Buildings Owned: _____ Total Number Of Units: _____

*Additional information is required for credit check services

Please mail my FREE video(s) 1A 2A 3A (Circle desired video(s)) and start my NEW MEMBERSHIP, or EXTEND my current membership!

My membership # is: _____ Enclosed is \$ _____

To order videos separately: enclosed is \$44 per video for the following video(s): 1A 2A 3A

Signature: _____ **Date:** _____

For Office Use Only

R/N _____
OFC _____
AUTH _____
CS _____
VS _____

Available Forms From



<u>Form #</u>	<u>Description</u>
100A	Application to Rent or Lease
100B	Deposit Receipt and Offer To Lease
101	Rental Agreement and/or Lease
102	Change of Terms of Tenancy
103	3-day Notice to Pay Rent or Move Out
104	3-day Notice to Cure Violations
105	30-day Notice to Move Out
108	House Rules
109	Pool Rules
121	Pet Agreement
130	Notice of Intent to Enter Premises
131	Check List
133	Security Deposit Refund
134	Lead Based Paint Disclosure
160	60-Day Notice To Change Terms

Single Sheets Of The Following Forms Are Available At No Charge:

118	Addendum to Rental Agreement for Additional Tenant
119	Employee Contract (Resident Manager)
120	Co-Signer Agreement
8K807	Duplicate Rent Receipt Book - \$9.95
8K809	Triplicate Rent Receipt Book - \$10.95

Landlord Law Book (Rights and Responsibilities) - \$28.95
Lead Based Paint Pamphlet – Call For Pricing

Visit our website at: <http://www.aoausa.com>

**Available In Pads Of 50 For \$5.00
PLUS Tax & Shipping**

Please have your membership number ready when ordering by phone.