

REALTY PLUS

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2537 Grape Road, Mishawaka, IN 46545

TO: Judith Fox
Clinical Professor
Emeritus of Law

February 13, 2023

RE: Rent Escrow provision of SB 202

I have been involved with Real Estate rentals in St. Joseph County for over 35 years. Presently, I am managing several hundred properties, primarily residential, as Access Properties which is a d/b/a of Realty Plus, Inc. I have also served as a Court Appointed Receiver in St. Joseph County and Allen County. In addition, I am called upon, from time to time, as an expert real estate witness in the St. Joseph county court system

I am here by stating my position that I am strongly in favor of a RENT ESCROW provision as identified in SB 202.

Essential services (e.g. HVAC/ water/ other utilities) management is a vital part of any successful property management effort. Handled properly, rental escrowing benefits both landlord and tenant, and greatly helps separate good rental property management from poor property management. It helps ease the stress level of both landlord and tenant, and assures both parties that service interruptions will be corrected.

If you have any questions, do not hesitate to call.

Pete Taddeo
President Realty Plus, Inc.
d/b/a Access Properties
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