

Membership Commitment Agreement

I _____ acknowledge that the strength of the Salisbury Area Property Owners Association (SAPOA) depends on the maximum partnership efforts among its entire membership.

To help maintain the strength and professional credibility of the Association, I agree to respect and abide by the policies created by the Board of Directors and to operate and manage my rental housing inventory in compliance with the following Code of Ethics:

CODE OF ETHICS

- I. To operate safe, decent, uncrowded, and sanitary housing.
- II. To participate in the formation of housing legislation.
- III. To encourage strict compliance with all housing and health laws by owners and tenants, and to support strict enforcement of obligations of owners and tenants.
- IV. To select tenants carefully with the objective to maintain good neighborhoods.
- V. To render to all tenants all services specified in rental agreements, and to request tenants to make any complaint directly to owner's management agent and owners, and, if the complaint is not corrected, then to the property authorities who I hereby authorize to contact the Salisbury Property Owners Association.
- VI. To provide guidance to members in their efforts to upgrade property and stabilize neighborhoods.
- VII. To never be a party to any plan or agreement that discriminates against a tenant on the basis of race, creed, sex, or country of national origin, and to abide by all fair housing laws.

Furthermore, I agree to uphold the obligations and duties of a member of the Association by seriously accepting the following responsibilities:

- I. To serve, when assigned, on at least one committee during the calendar year.
- II. To remit my annual dues payment within 30-days from the receipt of the billing statement.

I understand that the Association is able to accomplish for one and all property owner changes in laws and to create compromises that cannot be accomplished by one property owner on his or her own.

Name _____

Address _____

City, State, Zip _____

Phone _____

Date _____ Signature _____

Please complete and sign the Commitment Agreement and return with your Membership Application and payment to: Salisbury Area Property Owners Association, PO Box 527, Salisbury, MD 21801.



Dear Property Owner,

SAPOA is the only local property management trade organization whose purpose is to keep you informed on how to be a successful professional property owner in the Salisbury Area. Why should you become a member? Well, there are many skills to being an effective landlord; staying informed on City rental registration requirements, City codes, City inspection requirements, County Tenant/Landlord law changes, etc. SAPOA provides its members with the latest information on Maryland Law, MDE Lead Certification, writing effective and compliant leases, and ways to succeed in Landlord/Tenant Court. SAPOA is here to fight for your personal property and company rights at both the state and local level by lobbying to prevent costly legislation that hinders your bottom line.

SAPOA has accomplished a tremendous amount this year on behalf of local property owners. Our recent successes include: 1) BUILDING a new interactive website that not only gives landlords outstanding tools for tenant screening, it keeps our members up to date on the latest state and local investment property information; 2) FIGHTING crime by partnering with Crimesolvers, local courtesy patrol services, and monitored security services; and 3) CHALLENGING local government's use of legislative initiatives and regulations that have unintended consequences of hurting tenants and landlords alike by way of suits against the City and at the Federal level (HUD). An additional benefit that SAPOA members now enjoy is the exclusive right to list their properties with www.Sby4Rent.com and its accompanying magazine Lower Shore Rentals and More, both new publications that market SAPOA member rental property.

SAPOA needs your support more than ever. We find ourselves yet again on the edge of the great unknown in terms of more rules, regulations, fees, taxes and a potentially worsening business environment for investment property owners in the Salisbury Area. Just like in the US as a whole, Salisbury property owners must come together with a shared sense of purpose in protecting our ability to provide housing services to over 60% of the residents of the City of Salisbury and surrounding Wicomico County. We do not advocate the avalanche of further rules, regulations, and fees now being considered by the local legislative bodies.

The SAPOA leadership is here to work tirelessly on your behalf. We need you to **be a member, pay your dues and give us your feedback to ensure we are representing you. Be as actively involved as you choose and your schedule allows.** We work for you, your business, and the residents of Salisbury. To increase our chances of success, HELP in our collective efforts: *BECOME A MEMBER OF SAPOA or RENEW YOUR MEMBERSHIP TODAY.*

In closing, if you ever have any questions or just want to be sure we are properly informed about effective strategies in addressing the multitude of issues, simply call me or any of the other SAPOA Members or Board Members. Email works well too. I can be reached directly via SAPOA@FSEcommunities.com. Welcome to SAPOA.

Yours Truly,

Bret R. Hopkins
SAPOA Treasurer

Please complete the membership form below and return it with the appropriate payment to:
Salisbury Area Property Owners Association, Inc., PO Box 527, Salisbury, MD 21803-0527
410.742.5577 (office) ** 410.742.5573 (fax) ** SAPOA@FSEcommunities.com

Or, you can log onto the SAPOA website to submit your information and make an online payment using MasterCard, Visa, or PayPal: <http://salisburyareapropertyownersassociation.com/> .

If **you are not a Member yet**, scroll to the bottom of the SAPOA web site home page and click JOIN S.A.P.O.A in the left margin. Click the appropriate function in the main screen to complete the short application. We will get back to you soon thereafter to confirm your application and grant you membership access.

If **you are a Member**, then you can simply login, update your information, and make your payment for the 2011-2012 12-month Membership term.

Owner's Name:		
Business Name:		
Business Mailing Address:	PO Box:	Street:
City:	State:	Zip:
Office Points of Contact:	Primary:	Secondary:
Office Phone:	Fax:	Email #1:
Mobile Phone:		Email #2:
Web Site Address:		

Please list one rental property address in Salisbury, MD that can be verified on the Maryland Real Property Website. Salisbury/Wicomico County Property Address: _____

Dues Schedule 2011-2012

Units Owned.....	Annual Amount Due
1. 1-5	\$25
2. 6-10	\$50
3. 11-15	\$100
4. 16-30	\$150
5. 31-50	\$200
6. 51-75	\$250
7. 76-100	\$300
8. 101-200	\$400
9. 201-400	\$500
10. 401+.....	\$600
11. Associate Member – no rental units, but want to be a Member and stay informed	\$50

Number of Units:	Amount Enclosed:	Date of Application:
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I agree to adhere to the SAPOA Code of Ethics: _____

Applicant Signature

Print Name, Title