



1145 East Shaw Avenue
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March 26, 2020

Dear Valued Clients;

I feel the need to communicate to all of you during this troubling time. Due to COVID-19, our offices are temporarily closed, but we are doing all we can to minimize the effects of the virus on the rental community and your investment property. We are currently taking precautionary measures for the health and safety of our residents and staff.

Rest assured, business is operating and moving forward. Myself and one or more of my staff are coming into the office a few hours per day, on a “staggered”, basis to make sure nothing falls through the cracks. Maintenance requests and repairs are being handled as they come in and I am closely monitoring the emergency phone line.

As you may have heard, the City of Fresno has put a moratorium on eviction actions for the next 30 days. However, the tenant(s) who cannot pay rent in April must notify their landlord within one week of due date and provide documentation that they cannot pay rent. Thereafter, the tenant has up to six months to pay the back rent with no penalty. We are encouraging tenants to pay rent on-line and/or through the US mail. There will be some leniency given when it comes to the rent due date and late fees will apply where appropriate.

Some of you have contacted me to offer your tenants reduced or free rent for the month of April and for this, both the tenants and I are grateful. We recognize, however, that each tenant/client is unique and there is no “one size fits all” solution to the current situation. I will evaluate and assess each property, individually, and let you know whether it’s reasonable to allow the resident to have rent relief of some sort. No relief will be given without YOUR approval first.

Because the office is operating with a skeleton crew, we will do our best to process your payments and reports on the normal scheduled date; however, they may be delayed a few days due to a shortage of staff.

Please know that I am always available by phone or email if you need to reach me and I promise to respond in a timely manner.

Sincerely,



Chris Darling
Owner/Broker

Fox Property Management