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TODAY'S PROMPT PAYMENT,
BUILDS TOMORROW'S CREDIT!

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January Newsletter

INSIDE THIS ISSUE:

1. From Landlord's perspective not paying your rent = Stealing!
2. 35 Energy Saving Tips!

Maintenance Tip of the Month:

Watch for Frozen Pipes; Do Not Turn your Furnace below 59 degrees if you are planning a winter vacation.



FRIENDLY REMINDER: When calling maintenance, please remember to leave a clear message with your name, phone number, address and nature of the maintenance request. Thank You!

From Landlord's perspective, not paying your rent = Stealing!

When someone says that a property owner is not sympathetic, they really don't understand that for the vast majority of rental owners in this country, their rental home IS part of THEIR JOB. So not getting the rent is just like not getting paid, even though they did work for their money.

From a landlord's perspective, when a renter does not pay the rent, in many ways, this is a worse feeling than losing your job. At least when you don't have a job, you don't expect to get paid. When a landlord works all month, they expect to get paid like anyone else does. When the rent is not paid, it's like

working 30 days for a paycheck, and at the end of the month, you are told you will not be paid for the work that you did. And even worse, you, the landlord, discover that you will have to pay some money out of your own pocket to cover the loss of someone stealing from the business. YES, STEALING...Just like someone going into a store and taking food without paying. From the landlord's perspective, a renter living in a house, and not paying for it, is just like stealing. And when the economy is tough, often the problems multiply for the landlord because more people are now stealing from you! Yet many people think the rental owner needs to be sympathetic to those

stealing from him (and some say it with an attitude).

Like anything else, until you walk in the shoes of another, or see things from someone else's perspective, you often really have no idea what challenges others are facing...How many people are sympathetic to what a landlord has to face when it comes to this economy? Just something to think about the next time you read a newspaper article or hear about someone getting evicted...

Maybe you won't be as quick to see the landlord as the "bad" guy.

35-Energy-Saving Tips

1. Install and use an automatic setback thermostat. You can reduce your heating and cooling costs by 5 to 15 percent.



10. Replace worn-out thresholds and weatherstripping around windows and doors.



11. Shade your windows with trees, awnings, overhangs, shutters or other devices to keep direct sunlight from entering your home. Add window tint film.

12. Wrap the tank of your gas water heater in a special fiberglass blanket to decrease heat loss. Check your owner's manual to make sure a blanket is recommended for your model.



13. Reduce hot water usage by replacing high-volume showerheads with low-flow heads (2 to 3 gallons per minute). Save up to \$40 per year.

14. Replace recessed light fixtures with airtight models when you remodel.

15. Lower the indoor temperature a few degrees in winter (you'll save about 2 percent per degree). Set it even lower at night and a full 10 degrees lower when you're on vacation.



16. Close the fireplace damper when the fireplace isn't in use. If it's never used, seal the flue with a plastic bag stuffed with insulation.

17. Open shades and blinds to let in sunlight during the day and close them to reduce heat loss at night. For cooling, close them during the day.

18. Close off unused rooms and lower the temperatures by adjusting the registers and dampers. You'll save up to \$50 per year.

19. Clean your furnace's blower fan with a soft brush and vacuum cleaner.

20. Turn off lights not in use. Reduce bulb wattage and use dimmers when you can.

21. Ventilate and cool your home with window or whole-house fans during the cooler hours of the day.

22. Fill clothes washers and dishwash-

ers for more efficient energy use, rather than cleaning partial loads.

23. Skip the dishwasher's drying cycle (and cut the energy use by about half!).

24. Wash clothes in cool rather than hot water.

25. Clean clothes washer and dryer lint screens after every use.

26. Clean refrigerator coils with a soft brush annually, or more often if you have pets that shed.

27. Run major appliances late in the evening or early in the morning when electric loads are less (off peak).

28. Flush your garbage disposer with cold water rather than hot. Grease solidifies in cold water and will wash away.

29. Cook more efficiently using microwaves, Crock-Pots and pressure cookers.

30. Turn off room air conditioners when you leave for an hour or more. You can quickly cool the room later.

31. Recycle. Reuse. Take your bike instead of your car.

32. In warm weather, set the thermostat higher (75 to 78 degrees F) and rely more on ceiling and table fans for cooling, even when the air conditioner is running.

33. Reduce humidity in bathrooms and kitchens with exhaust fans. When dehumidifying a basement, keep basement doors and windows closed.

34. Consider higher-efficiency appliances when purchasing new refrigerators, freezers and dishwashers. The energy savings usually pays back the extra costs within a few years. The same goes for furnaces and water heaters.

35. Lower your water heater setting to 120 degrees F for both energy savings and safety. (Measure hot water temperature at a faucet with a cooking thermometer if the water heater setting isn't calibrated in degrees.)

2. Insulate pipes, especially if they pass through an area you don't want heated or cooled. Have your air conditioner serviced to clean hard-to-reach evaporator coils and adjust coolant pressure to achieve maximum efficiency.



3. Change furnace filters every month, more often if needed. Have a furnace tune-up to clean and adjust burners and improve fuel-burning efficiency.



4. Install light controls like motion sensors, photocell switches and timers to shut off lights automatically when they're not needed.



5. Replace light bulbs used more than two hours per day with compact fluorescent bulbs. Fluorescent bulbs last longer and use only one-third as much energy as standard bulbs.



6. Fix leaky faucets; dripping hot water can cost \$35 per year.

7. Buy gas stoves with electronic ignition rather than pilot lights. Install a reflector (shiny aluminum foil over cardboard will do) behind radiators to reduce heat driven into and through the wall. Save 5 percent.

8. Clean the air conditioner condenser coils and fins when you see grass and airborne debris collected on them.



9. Seal the joints of heating and cooling ducts that run through attics and basements.

