



# Become a CTPOA Member

In Connecticut, rental property owners have formed a network of professionals, known as the Connecticut Property Owner's Alliance, who are dedicated to improving business conditions for the property owner community.

In this guide, you'll learn:

- Our History
- Mission
- Member Benefits
- Member Costs

# History

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In 1993, Bob de Cosmo's life changed as a drug dealer put a sawed-off 12-gauge shotgun to his head. This "tenant" was still in his building even after he had been evicted. After fleeing for his life, Bob was met by several police officers and arrested because his tenant said, "Bob threatened me." Thankfully all the charges were dropped as the good tenants in the building came forward and told the Prosecutor what had really happened.

After this nightmare, Bob decided to talk about his experience with other landlords. A motivated group decided to do something about the situation and with the help of the Greater Waterbury Board of REALTORS, the Property Owners Association of Greater Waterbury was formed and Bob was elected its 1st president in 1995.

Soon afterwards there were **14 landlord groups representing nearly 2,000 members** that were "Mad as Hell" and successfully worked together to change the Eviction Laws in Connecticut both in 1997 and again in 1999. The group also created a law making it a crime to destroy a landlord's property. From 1996 until 2002, there was much success and a great track record to prove how much can be accomplished when people work together.

Since then, CTPOA has proudly continued a legacy of advocating for landlords around the state of Connecticut.

# Our Mission

Bring Connecticut's landlord-tenant statutes back toward the middle of the road, restore common sense in the policy making process and prosperity in our industry through better funding opportunities and member resources. By working together, we will make a positive change for the industry.

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**Bob De Cosmo**  
FOUNDER AND CEO

**Carmine De Cosmo**  
ACCOUNT RELATIONS

**Melissa De Cosmo**  
E-MAGAZINE EDITOR

**Paul Jenney**  
BOARD MEMBER

**Chelsea Sayegh**  
MARKETING DIRECTOR

# Our Team

# Member Benefits

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CTPOA is dedicated to helping members succeed with their investments by providing educational workshops, access to qualified contractors and vendors and an online knowledge base to address common landlord & tenant issues.

## Summary of Benefits

<b>Attend Workshops &amp; Events*</b>	Included
<b>Access Property Management Forms</b>	Included
<b>Subscription to Monthly Real Estate Today E-Magazine</b>	Included
<b>Helpline/Customer Service Always Available</b>	Included
<b>Access Internal Service Provider Directory</b>	Included
<b>Exclusive Access to Discounted Vendor Rates</b>	Included
<b>Access to Online Resource Center</b>	Included
<b>Place Past-Due Tenants into Formal Collections</b>	First Filing Fee Waived
<b>Tenant Screening Services Discount</b>	5% Off All Reports
<b>Notified of Legislative Updates</b>	Included
<b>Receive Personal Consulting</b>	Fees Apply

*\*Does Not Include Holiday Party or Annual Conference*

## Save Money, Protect Yourself & Capitalize on Your Investments!

Let's get into the details...

# Member Benefits Explained...

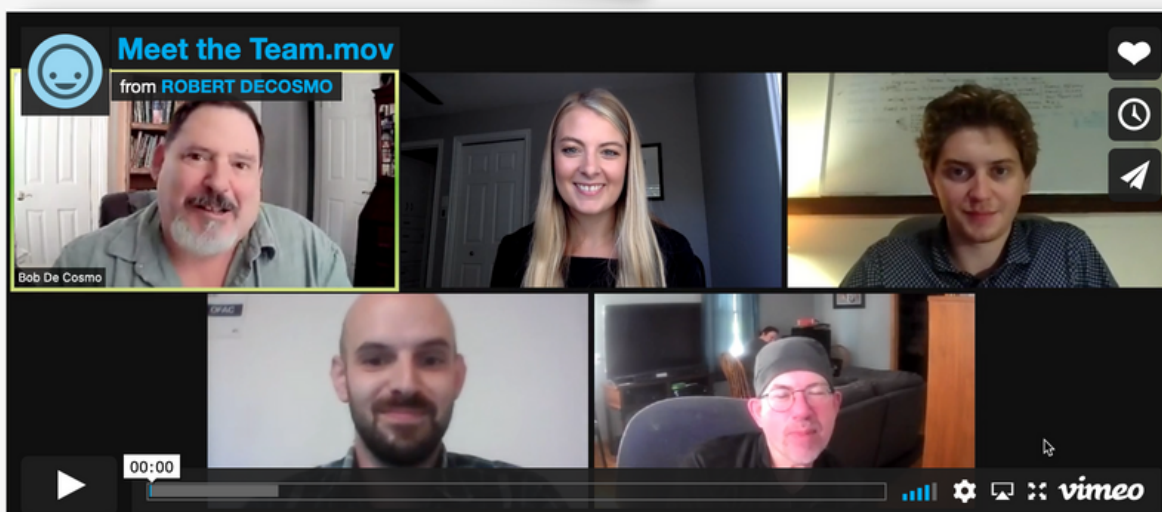
**Attend Workshops and Events:** Online events or webinars, or in person education events, holiday parties or chapter meetings

**Property Management Forms:** Can be found in our online member portal

**Real Estate Today E-Magazine Subscription:** Published monthly, including guest posts and insightful landlord articles











- [Apartment Inspection Verification](#)
- [Apartment Rental Application](#)
- [Appliance Agreement](#)
- [Indemnification and Hold Harmless Agreement](#)
- [Intent To Report Tenant Payment History](#)
- [Late Rent Notice](#)
- [Lead Paint Handout](#)
- [Lead Paint Rental Disclosure](#)
- [Pet Addendum](#)
- [Plumbing and Sewer Line Addendum](#)
- [Rental Application Denial Letter](#)
- [Residential Apartment Lease](#)
- [Sample Property Abandonment Notice](#)
- [Section 8 Housing Inspection Form](#)
- [Security Deposit Charges](#)
- [Smoke Detector Addendum](#)



# Member Benefits Explained...

**Access Internal Service Provider Directory including DISCOUNTS:**  
Our list of vendors is growing! Save hundreds of dollars by using our recommended vendors.

Search		All	Enter property ZIP code				
Name	Address	City	Zip Code	Distance	Services	Special Promotion	Action
 Junk Bear	102 Old Turnpike Rd	Southington	06489	-	Rubbish & Hauling (Maintenance & Tradesmen)	Yes	<a href="#">LEARN MORE</a>
 Landlord Collection Agency	PO Box 4795	Waterbury	06708	-	Collection Agency (Professional Services)	Yes	<a href="#">LEARN MORE</a>
 New England Residential Finance, LLC	415 Wolcott Road Unit 4	Wolcott	06716	-	Mortgages & Loans (Professional Services)	No	<a href="#">LEARN MORE</a>
 Pro Property Management	1087 Federal Road #7	Brookfield	06804	-	Property Management Services (Professional Services)	Yes	<a href="#">LEARN MORE</a>
 rentdrop	101 Canal Street #729	Boston	01028	-	Rent Collection (Professional Services)	No	<a href="#">LEARN MORE</a>
 TenantTracks	161 North Main ST	Waterbury	06702	-	Tenant Screening (Professional Services)	Yes	<a href="#">LEARN MORE</a>
 The Law Office of Yona Gregory	16 Granite Street	New London	06320	-	Attorney / Evictions (Professional Services)	Yes	<a href="#">LEARN MORE</a>
 The Miranda Team Home Inspections	74 North Main Street	Beacon Falls	06501	-	Home Inspections (Professional Services)	Yes	<a href="#">LEARN MORE</a>

Need an eviction attorney? Save \$150! Need a chimney cleaned? Save \$40! Need to remove junk? Get 10% off hauling!

**Vendor savings can cover the cost of your membership...and then some!**

# Member Benefits Explained...

## Access to Online Resource Center:


A one-stop-shop for real estate professionals looking for answers on anything from professional services, laws and statutes, lobbying & government affairs, maintenance and tradesmen to property management. This hub is constantly evolving to suit your needs.

### Resource Center

SEARCH


TOPICS Refresh filters

- Professional Services >
- Laws & Statutes >
- Lobbying & Government Affairs >
- Maintenance & Tradesmen >
- Property Management >
- Evictions >
- Environmental Issues - Lead Poisoning, Mold, Asbestos & Radon >




Terms prohibited in a rental agreement

**Sec. 47a-4. Terms prohibited in a rental agreement.**




HUD Regulations

See official HUD poster attached. View online at: [https://www.hud.gov/sites/documents/FAIR\\_HOUSING\\_POSTER\\_ENG.PDF](https://www.hud.gov/sites/documents/FAIR_HOUSING_POSTER_ENG.PDF)




Housing Discrimination is Illegal. Know Your Rights!

Where you live affects every part of your life. Discrimination should not stop you from living where you choose.



Application of Fair Housing Act Standards to the Use of Criminal Records

HUD's Office of General Counsel issues this guidance concerning how the Fair Housing Act applies to the use of criminal history by providers or operators of housing and rea...



Excluding the Use of Arrest Records in Housing Decisions

The arrest itself does not prove that a person engaged in disqualifying criminal activity, poses a threat, or has otherwise violated admission stan... ARREST\_RECORDS.PDF

**No need to sift through misinformation on the internet...the Resource Center is your trusted knowledge hub.**

# Member Benefits Explained...

## Place Past-Due Tenants into Formal Collections:

The Landlord Collection Agency is a wholly-owned subsidiary of CTPOA. Should you find yourself dealing with an eviction, we will waive your first \$19.95 filing fee and work to get back what's owed to you.



[Collections Process](#)

[About Us](#)

[Contact Us](#)

[TENANT LOGIN](#)

[LANDLORD LOGIN](#)

WE COLLECT RENTS THAT  
LANDLORDS COULD NOT

[TENANTS: PAY HERE](#)

[LANDLORDS: START COLLECTING](#)



## Tenant Screening Services:

We're a proud affiliate of TenantTracks, Connecticut's most accurate tenant screening platform! With our affiliation, CTPOA members save 5% on every report they run.



[Tenant Screening](#)

[Resources](#)

[Testimonials](#)

[FAQ](#)

[Blog](#)

[Log In](#)

[Get Started](#)

TenantTracks helps our clients make better informed leasing decisions by providing better quality data

Know Who You Are Renting To

Get your Screening Account and prevent thousands in eviction costs and headaches





# Member Benefits Explained...

## Notified of Legislative Issues:

As we've done for decades, CTPOA is here to advocate for YOU. Receive the latest news, action alerts and opportunities to get involved.



Hello

WE REALLY NEED YOU TO HELP STOP BAD LEGISLATION from impacting rental housing by testifying on Tuesday March 1st starting at 1:00PM to the Housing Committee.

[Here is the link to register to testify at the Public Hearing.](#)

In the past we have supplied e-mail testimony that outnumbered the other side by a wide margin, but it doesn't seem to impact the committees decision...SO WE'RE ASKING YOU TO TESTIFY BY ZOOM on Tuesday so they can see and hear us.

**To help prepare you for Tuesday's public hearing**, CTPOA is hosting a webinar Monday, 2/28/2022 at 5:30 on Zoom to get you ready to testify, here's that link;

<https://us06web.zoom.us/j/82673124693?pwd=SUhtbTFJb2hIMnZSWE5WYnppRE1Odz09>

**Click to download the proposed Bills and analysis** [\*\*Proposed Bill Analysis\*\*](#)

Please help support CTPOA's efforts by clicking the button below and join CTPOA, we're actively working to protect your investments and need financial support, unlike the tenant advocates, we don't receive tax-payer grant funds.

## Receive Personal Consulting:

Been there, done that! Talk to experts about the situations you're going through or the questions you have. This service is available for an additional fee.

**Whatever the issue, we are here to help protect you, increase your profitability and make property ownership less stressful.**

# Member Costs

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Membership level  **03 - REALTOR Affiliate - \$75.00 (USD)**

Access to our Events, Newsletter, Secure Website Log-in, Property Management Forms, Email Alerts and the Vendor Network.

**01 - CTPOA Member (1-99 units) - \$99.00 (USD)**

Access to our Events, Newsletter, Secure Website Log-in, Property Management Forms, Email Alerts and the Vendor Network.

**02 - CTPOA Member (100 units or more) - \$249.00 (USD)**

Access to our Events, Newsletter, Secure Website Log-in, Property Management Forms, Email Alerts and the Vendor Network.

To submit an application, visit our website:

[www.CTPOA.com](http://www.CTPOA.com)

Questions? Call (800) 369-6153



# Join us!

We've supported landlords since 1994.  
Join our alliance today!

Connecticut Property Owners Alliance  
P.O Box 4795 • Waterbury, CT 06704  
(800) 369-6153 • [www.CTPOA.com](http://www.CTPOA.com)

[ctpoa.com](http://ctpoa.com)