



## **Indiana Preferred Home Buyers Shares Insight On Eviction Moratorium**

*December 31, 2020*

December 31, 2020 - PRESSADVANTAGE -

Schererville, Indiana-based Indiana Preferred Home Buyers is reaching out to the wider community to share their perspective on eviction moratoriums. The family owned-and-operated real estate company has earned the distinction of becoming one of the most respected house buying companies in Lake and Porter Counties.

In the blog post titled "What The Eviction Moratorium Means For Real Estate Investors in Indiana," the company warns that the ban on evictions imposed for 2020 is set to expire on December 31st. The ban was originally enacted to prevent a wave of evictions that the CDC determined would spread COVID-19 through renters and applied to those already qualified for the CARES act, who had fallen behind on rent payments, preventing them from being forced into crowded living conditions or homeless shelters.

The blog post explains that evictions for reasons unrelated to the non-payment of rent during the eviction moratorium may still be processed. It reads, "You don't have to tolerate tenants committing criminal acts, threaten other tenants or any other legitimate reason for eviction. It is highly advisable to practice due

diligence in assuring that your tenant doesn't qualify for the terms of any standing order and be prepared to withdraw from eviction proceedings should they produce a signed statement of financial difficulties due to the pandemic. Be certain you're aware of not only the standing CDC order but any state or local government orders regarding tenants and evictions. Civil penalties for the landlord or the resident are a risk, landlords can be fined rather hefty sums. Tenants who cannot respond affirmatively to all qualifying questions don't qualify. They are signing the document under penalties of perjury. The full blog post with more information can be found at the following link: <https://www.indianapreferredhomebuyers.com/eviction-moratorium-in-indiana/>.

The company also explains that, once the moratorium ends, renters will be liable for all unpaid rent, and their monthly rental fees will be due in full going forward. The post advises real estate investors and owners to recommend their tenants pay at least partial rent so as to ensure a smooth transition once the moratorium lifts. The blog post also advises that investors should consider devising a repayment plan for the back rent that has accumulated during the eviction moratorium. Given that landlords and tenants will have an amicable relationship in many cases and will want to do whatever is possible to maintain the current arrangement, it is in the best interest of both parties to work this out in advance and come to an agreement about the repayment plan, such as adding a certain amount to monthly rental fees post-moratorium.

Al Perez, a representative for Indiana Preferred Home Buyers, says, "We buy houses and sell houses all the time, so we know what we are talking about when it comes to this whole eviction moratorium scenario that came about due to COVID-19. The bottom line is that, once that moratorium lifts, there are going to be a lot of issues popping up unless we all work it out in advance."

Al Perez and his team at Indiana Preferred Home Buyers have established themselves as a reliable fixture in the community. On their Google profile, they have a perfect 5-Star ranking. In a recent review, Karen Erwin writes that they, "Called Indiana Preferred Homes when my Mom passed. Mr. Perez was so easy to work with and very fair on his offer for her home. I never sold a home before, and it was super easy and professional from beginning to end. Always answered all my questions quickly and clearly. Would definitely use his service again and suggest it to others."

Those who want to learn more about Indiana Preferred Home Buyers and the various services they provide can find more information on the company's website. Additionally, the company encourages interested parties to get in touch with Al Perez directly via email or phone. Alternatively, the company can also be reached through the contact form on their website. In addition to their website, Indiana Preferred Home Buyers maintains a presence on Facebook where they frequently post updates, share information and so on.

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For more information about Indiana Preferred Home Buyers, contact the company here: [Indiana Preferred](#)

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## Indiana Preferred Home Buyers

*Indiana Preferred Home Buyers is a local cash home buyer in Northwest Indiana. We buy houses in any condition and any situation. If you want to sell your house fast, give us a call at (219) 669-4806 and we'll provide you a cash offer within 24 hours.*

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