



Greyson Brokerage represents property owners and private investors with the disposition and acquisition of stabilized and add-value apartment buildings.

We provide evaluations, marketing plans, and data-driven research, as well as sell apartment buildings in the Chicagoland area.

If you are seeking to buy or sell a multifamily/mixed-use building, asset management or you require market information, we are committed to providing you with exceptional service and advise.

Call us at 630-776-3804
www.GreysonBrokerage.com

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Think of us as your compliance partner. If reviewing your leases or processes feels overwhelming, we can help. **Schedule a free 15-minute call** with our team to ensure you're protected.

Our Promise to You

Our growth to over **\$14M in sales** means we have the resources to make your life easier, but our mindset hasn't changed. We're still the local team you can talk to directly.

We're here to help with:

- Understanding your property's value in this market.
- Navigating new laws like the Safer Homes Act.
- Planning a profitable sale or a value-add strategy.

Let's talk property, plain and simple.

P.S. We maintain a private list for owners considering a sale in the next 1-3 years. Being on this list means no pressure—just a respectful heads-up when we have a qualified buyer looking for a property like yours. Reply to this letter or give us a call to be added.

REAL ESTATE NEWSLETTER

Winter 2026

A note from Tanius



Fellow Owners,

The new year brings a big change for all Illinois landlords: the Safer Homes Act. My first thought was how complicated this seems. My second thought was that this is exactly why we built Greyson Brokerage—to help fellow owners navigate complex rules so you can focus on what matters: your property, your tenants, and your peace of mind.

In this letter, I'll briefly share how we're helping owners in our key neighborhoods and then break down this new law into plain English. We're here to be your resource.

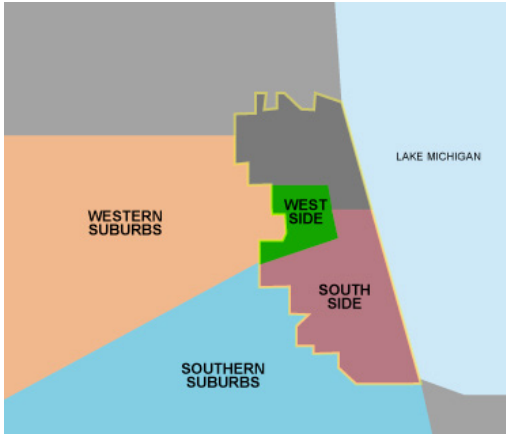
Sincerely,

Tanius Stampler
Founder & Fellow Owner



OUR FOCUS: YOUR NEIGHBORHOOD'S REALITY

We're putting our hands-on experience to work in our own backyard:



- South & West Side Owners: We see the strong foundations and loyal tenants in these neighborhoods. There's real, untapped value here, and we're working with owners to unlock it—whether that means a smart sale today or a plan to build wealth for tomorrow.
- Western Suburb Owners (*like Bellwood, Maywood, Blue Island*): With more people looking for affordable, well-located homes, a little investment in your property can go a long way. We're helping owners understand those specific, high-return updates that attract the best tenants.
- Southern Suburb Owners (*like Calumet City, Matteson, Homewood*): Stability is key. In job-rich areas or great family towns, we help owners maximize reliable cash flow and protect their property's long-term value.



LANDLORD ALERT: YOUR SIMPLE GUIDE TO THE NEW “SAFER HOMES ACT” (EFFECTIVE JAN. 1, 2026)

Every Illinois landlord must now attach a state-created **Summary of Rights** to the first page of every lease. Don't worry—we've read all four pages so you don't have to. Here's what it really means for you:

The Bottom Line: This law protects tenants facing domestic or sexual violence. While it adds steps, it also provides clear rules that can prevent worse problems like abandoned units, damaged properties, or legal liability.

Key Points You Need to Know:

- **Lease Breaks:** Tenants under threat can terminate their lease early with proper notice and documentation. **You cannot charge an early-termination fee.** This allows you to re-rent the unit legally and quickly.
- **Lock Changes:** At a tenant's request (and their expense), you must change locks within **48 hours**. If you don't, they can do it themselves and give you a key.
- **Confidentiality is Law:** You cannot disclose a tenant's use of these rights to future landlords. Violating this can result in **fines and legal fees**.
- **Eviction Defense:** You cannot evict a tenant solely for being a victim. You still can for standard lease violations (non-payment, etc.).
- **Non-Discrimination:** You cannot refuse to rent to someone or charge more because they have an order of protection.

Your 3-Step Action Plan:

1. **Get the Form:** Download the official summary from the **Illinois Department of Human Rights** website. Use only this version.
2. **Update Your Leases:** Staple the summary to the first page of all new and renewed leases. **Get a separate tenant signature** on the summary itself for your records.
3. **Talk to Your Team:** Ensure anyone who handles your leasing understands these rules. They should know to provide the form and direct specific tenant questions to the legal aid resources listed on it.