

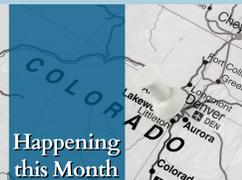
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**Jewish Film Festival**  
March 13-19, 2023  
JCC Mizel Arts Center

**Rock & Roll Wednesday**  
March 15, 2023  
Woods Boss Brewing Co.

**Comedy Night**  
March 16, 2023  
Ironton Distillery

**St. Patrick's Day**  
March 18, 2023  
Stanley Marketplace

**Holi Hai Festival of Color**  
March 18, 2023  
Paradise Tavern

**Avalanche vs. Blackhawks**  
March 20, 2023  
Ball Arena

**Air Supply**  
March 23, 2023  
Paramount Theatre

**Denver Home Show**  
March 24, 2023  
National Western Complex

**Central Park 5K**  
March 26, 2023  
Central Park, Denver

**Thrift-Pop Market**  
March 26, 2023  
Denver Central Market

## Demystifying the Legal Aspects of Life

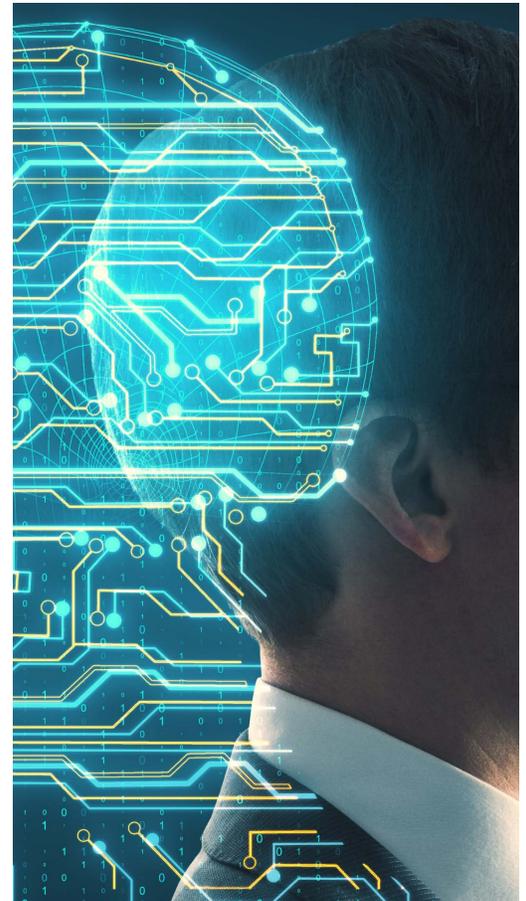
### Breaking News

#### Employment Law in the Age of AI and Algorithms

The increased use of AI and algorithms in the workplace is leading to new employment law questions.

- AI is now commonly used for key steps such as: resume screening, video interview analysis and even to monitor and assess worker productivity.
- A big concern is the potential for these technologies to perpetuate existing biases and discrimination in hiring and employment practices.
- The use of AI and algorithms in decision-making processes can make it difficult to identify the individuals responsible for discriminatory outcomes.
- It's important to establish transparency parameters in how these technologies are being used in the workplace.
- How and when can these technologies replace human workers altogether?
- Lawyers and policymakers will need to grapple with these complex issues as AI and algorithms continue to play a larger role in the workplace.

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#### March Takeaway

Colorado landlords and property managers are responsible for keeping up with the legal side of renting out a place. Ignoring applicable state or federal laws could land you in hot water, so it pays to stay informed.

By doing your due diligence from the start will help you protect yourself and avoid unnecessary problems and ensure that your properties remain the best option for your tenants. Here's a good-to-know recap to help you stay on top of things.

- You have the right to evict a tenant if rent goes unpaid or if your tenant has broken the lease conditions or has engaged in illegal activities or a violent act. Bear in mind that in court, the landlord is responsible for proving that the tenant violated the lease agreement and that notices were handed properly.
- Local governments have the power to add extra rules or protections when it comes to landlords and tenants.
- While renters must do their part by using the property in clean and secure manner throughout the duration of their lease, landlords have the duty to make sure their properties remain safe,

sanitary and livable for tenants.

• Landlords must understand and follow the Anti-Discrimination and Fair Housing Laws. If you have doubts about these, you can reach out to the Colorado Civil Rights Division for neutral mediation and training on fair housing laws or contact our team of landlord-tenant attorneys at Baker Law Group.

Our team is here to protect the rights and investments of landlords with legal expertise backed by years of experience. Don't hesitate to reach out.



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**DISCLAIMER:** The information provided in this newsletter does not, and is not intended to, constitute legal advice; instead, all information, content, and materials are for general informational purposes only. No action should be taken in reliance on the information contained in this newsletter. An attorney should be contacted for advice on specific legal issues. Nothing in this newsletter is an offer to represent you and shall not create an attorney-client relationship.

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## GRATITUDE CORNER

We're committed to getting you the legal help you need and to guiding you through every step of the process. That's why we take pride on hearing that our clients such as Martha have peace of mind knowing that they're being taken care of by experienced professionals.



"I'm currently going through selling of a property that I purchased with an ex-partner over a year ago. I called multiple firms and was overwhelmed with the lack of understanding and support from the people I was speaking with. When I reached out to the Baker Law Group, I was relieved and assured that I was in good hands.

Robert Harper and his amazing team have put my mind at ease and given me the confidence I needed to resolve this matter. Their communication is not only clear and transparent but they update me in a timely manner. I really appreciate all that they have done and I know my matter will be resolved soon. Thank you Robert Harper and the Baker Law Group!"

**Martha Yvette Martinez**

We'd love to hear what you think. Share your thoughts about working with Baker Law Group by emailing us or posting directly on our Facebook or Google review sections. Your feedback means a lot to us!

## Topic of the Month at BLG

Are you considering a wrap-around mortgage? Before getting ahead of yourself, it's essential to find out if the seller's bank will approve. The key legal concept when asking about whether or not they'll allow an assignment is your friend in understanding this process.

An assignment allows someone else take over the right and responsibilities that were originally agreed upon under the contract (like selling your car while assigning someone else as the beneficiary). If you're looking to assign a mortgage through a wrap-around, make sure that there's no lump sum payment requirement in the seller's agreement. If so, it'll be impossible to take advantage of this option as banks are unlikely to change their terms and conditions for an unknown party and will not go for any additional risks on top what was previously agreed upon with the original borrower.

For more details, contact our wrap-around mortgage experts.

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