

Landlord Do's and Don'ts

These tips are not a substitute for performing general landlord functions and responsibilities.

1. If your having problems with a renter and you have come to a point where you just need to get them out, giving them money to leave can often times be the best motivator and can save you from potentially having to loose or payout a lot more money .
2. Always have a comprehensive rental application and agreement, and know the laws within your state.
3. Today it's not uncommon to use a non smoking clause or agreement along-side your rental agreement, and ask in your rental application if there are any smokers, and impose a separate deposit when appropriate. Review the law within your state to insure it allows for it.
4. Pet applications are becoming common place along-side rental application. Pet application allow you to obtain more detailed information about the pets, and can require the renter to document more details about their pet's history that will benefit you, the landlord.
5. Create a schedule to have you or your help come out to each house at least twice annually to take a good look over the property and make sure they are properly caring for and maintaining your property. You should communicate these activities as a value added service to make sure all appliances and utility services are performing optimally, as well as replace any burnt out light bulbs, dirty furnace filters etc. This may cost you a few extra dollars but it will achieve much good will with good renters and assist you in making sure you don't allow bad renters to remain bad renters.
6. Never allow renters to clean the carpets in your rentals, always insist they work with you to hire reputable carpet cleaners that you feel are reliable. Most people will just go to the super market and rent a cheap cleaner and don't know how to clean carpets. You want to avoid this. For renters that have been in the house for more than a year, having the carpets cleaned, and them pay for it is a good thing.
7. Always remain on good terms with your renters. You never know when having good terms with them will be important.
8. Always put in your rental agreement your right to an inspection of the property, your right to post a For Sale or Rental sign on the property, as well as the right to show the property when they present you with a move out notice. This will allow you to advertise, show and obtain the next renter for the property before it is unoccupied.
9. Know the local, state and county laws and the neighbors surrounding your property.

