

Current Landlord Articles from LandlordSource

Article Intent: the basic intent of all landlord articles is to provide the Investor/Client with an understanding of landlord/tenant practices with an overall focus that hiring and using a professional Property Management Company is in their best interest.

State Law and Office Practices: it is the **Purchaser/User's responsibility** to review and modify all material to meet their state law and the policies and procedures of their office. In some articles, there are areas pointed out in red text.

Modifications for Usage: The user can modify all articles by modifying content to fit their publication use. Articles may be too long/too short or need information altered for their office practices or state law. The articles are in Microsoft Word® and the purchaser can alter them to fit their publication. The purchaser is responsible for use of all material and urged to consult their attorney if questions on content.

**This list includes all articles, currently available and future articles (starting page 4).
Please review articles are currently available – more articles are coming available in 2009**

L1 Effective Documentation	The article covers many points, including how Property Management Professionals have the expertise and documentation for managing property. The article is approximately 585 words.
L2 A Credit Report is Not Enough	This article covers the fine points of screening tenants and using a professional manager to find a qualified tenant. The article is approximately 595 words.
L3 Using the 1031 Exchange	This reviews the 1031 program, emphasizing that investors need to consult a 1030 exchange professional when doing an exchange. The article is approximately 605 words.
L4 Investor Insurance	This reviews various points of important insurance issues and questions for the landlord to ask their insurance agent. The article is approximately 560 words.
L5 Deciding on Pets	Turning down pets without consideration can cause even more problems – illegal pets, longer vacancies. Handled properly, pets may work. The article is approximately 650 words.
L6 Professional Services	Property managers cannot be an “expert” in everything. This covers other related services such as attorneys, insurance agents, etc. The article is approximately 625 words.
L7 Advertising – Beware	The article points out the pitfalls many property owners make because they do not truly understand the Fair Housing laws. The article is approximately 610 words.
L8 Renting to the Handicapped	This article includes information on the American Disability ACT, what defines handicap, and points out the pitfalls that can happen The article is approximately 590 words.
L9 Turning Down the Applicant	This article points out how important it is to turn down an applicant properly with solid reasons in order to avoid a discrimination lawsuit and other pitfalls. This article is approximately 670 words.
L10 What If the Tenant Quits?	The article covers the positive aspects when a tenant suddenly vacates the property and what needs to be done. This article is approximately 650 words.
L11 Actions Speak Louder Than Words	It is a risky business to allow a tenant to pay late continually and not act on notices to quit; this can cause legal problems because of implied consent. This article is approximately 550 words.
L12 Lead-based Paint	Lead-based paint is a serious issue. The article reviews steps to take and what disclosures to give when the property was built prior to January 1, 1978. This article is approximately 530 words

Current Landlord Articles, Continued

L13 Working with the Market	When Real Estate Sales markets change so does the Rental Market. What is important is to adjust marketing to reduce the amount of time on the market. This article is approximately 560 words.
L14 Working with the Military	The SCRA, the Servicemember's Civil Relief Act, has a definite impact when a tenant is called to military service or receives orders to move. This article is approximately 670 words.
L15 Retaining Good Tenants	It is usually more cost effective to keep a tenant than to procure a new one. Sometimes, just a few incentives will help. This article is approximately 580 words.
L16 Tenants Performing Maintenance	Many owners think it saves money to have tenants perform maintenance. However, many times it is the opposite and causes difficult landlord/tenant issues. This article is approximately 500 words.
L17 Fair Housing is Fair Pricing	Owners can discriminate by offering different rental prices and terms to different parties but professional property managers know how to avoid these issues. The article is approximately 535 words.
L18 Education Makes a Difference	This article points out to the property owner how important it that Property Managers pursue further education while managing property. This article is approximately 550 words.
L19 The Impact of URLTA	The article outlines the Uniform Residential Landlord Tenant Act, and how it is the underlying basis for many landlord/tenant law decisions in court. This article is approximately 475 words.
L20 The Untimely Notice	As the holidays approach, the tenant gives notice. The articles point out properties rent all year round but just may take a little more incentive. This article is approximately 640 words.
L21 Beware of Red Flags	Professional Property Managers have the experience to see the red flags" that applicants are waving and how to handle them. The article is approximately 545 words.
L22 Mold, a Critical Issue	This reviews one of the most serious property management issues and the importance of acting immediately on any report of mold. The article is approximately 695 words.
L23 Handling Emergencies and Disasters	Emergencies and disasters can happen everywhere. When they do, it pays to have a Property Management Company to handle the situation and the tenants. This article is approximately 610 words.
L24 Keeping Investments	This article points out that it is not enough to keep records for tax purposes, but important to keep records from the beginning to the end of ownership. This article is approximately 505 words.
L25 Inheriting the Tenant	When investors purchase a property, they often come with tenants, which may or not work out. The article covers the pros and cons. This article is approximately 685 words.
L26 Thinking of Buying an Investment?	It may be time for investors to consider buying more property. This article covers important steps that the investor should take before buying. This article is approximately 545 words.
L27 Safety Reduces Reliability	The article lists what to check for liability on the interior and exterior of the property to avoid liability for owners and prevent injuries. This article is approximately 625 words.
L28 The Right Tenant is Worth the Wait	The rental market can be difficult; vacancies can be long. However, it is a mistake to put in poor tenancy and not wait – it can be more costly in the long haul. This article is approximately 500 words.
L29 Determining Rents	Deciding on what rent to ask can be a tricky process and there are steps to take to set the most reasonable rent for the rental market. This article is approximately 635 words.

Current Landlord Articles, Continued

L30 Raising the Rent	Property owners only think of what could be the bottom line. However, raising the rent is something that to think carefully. This article is approximately 545 words.
L31 Looking Toward the New Year	Show your clients your company goals as the new year is approaching, such as education, vacancies, marketing, and more. This article is approximately 575 words.
L32 Security Deposits vs. Normal Wear and Tear	This article covers the difficulties often encountered between determining if it is damage or normal wear and tear from a security deposit. This article is approximately 560 words.
L33 Fair Housing & the Rental Process	This covers the basics of Fair Housing relating to the housing industry and specifics where Fair Housing interacts while renting property. The article is approximately 660 words.
L34 Handling Tenant Issues	When tempers flare and people are unreasonable, listening, acting, and follow-up are keys to a successful resolution. This article is approximately 500 words
L35 What Makes a Good Tenancy?	Good tenancy is more than collecting the rent and it involves work from both landlord and tenant. The article is approximately 565 words.
L36 Habitability	What is habitability? The article goes over the basics and the importance of providing a safe and habitable environment for the tenant. Approximately 620 words.
L37 Recognizing & Handling a Drug House	Property owners need to know how to recognize and handle a drug house one of the most crucial problems that can affect investment property today. Approximately 650 words.
L38 Are You Prepared?	This reviews areas where landlords should plan in advance in the event of major problems – insurance, maintenance, property records, financial plan, etc. Approximately 685 words
L39 Is Your Property Green?	This addresses the issue of preparing the investment property so that it contributes to energy issues and at the same time can save the investor money. Approximately 625 words.
L40 Reconciling Security Deposits	This covers the difficulties in reconciling the security deposit after a tenant moves and avoiding a dispute over withheld funds. Approximately 675 Words.
L41 Who is Responsible for That Repair?	There are times when it is difficult to determine if a repair is tenant caused or an owner responsibility. Common sense action and diplomacy must prevail to settle these delicate situations. Approximately 710 words.
L42 Selling a Property with a Tenant	The owner decides to sell but does not want to lose the rental payment while the property is on the market. The article covers the pros and cons of this issue. Approximately 735 words
L43 Why Is My Property Still Vacant?	This is the lament heard from owners with a long vacancy. The article covers a list of reasons for why it can take so long to rent as well as ways to reduce the vacancy period. Approximately 700 words.
L44 The Illegal Tenant	There is nothing more annoying than finding out the resident moved someone in who is not on the lease. There are steps to take and common sense must prevail. Approximately 650 words.
L45 What IS Normal Wear & Tear?	The article covers what is normally considered wear and tear. It also emphasizes that this is a gray area with the law and can be widely interpreted by the legal system. Approximately 550 words.
L46 New Year Resolutions for Investors	Everyone makes resolutions and so should your investor/clients. Here are great suggestions to help your clients have a successful year. Approximately 675 words.

Current Landlord Articles, Continued

L47 – Tune Up Your Investment for Spring and Summer	The article covers the different areas for investors to review spring or summer maintenance in order to keep their investment in good shape and avoid unnecessary maintenance. Approximately 580 words
L48 – What If Your Tenant Calls?	Sometimes tenants will track the property owner down to avoid working with the property manager. This article gives owners tips on what to do when this happens. Approximately 630 words.
L49 – Should a Tenant Paint?	Often owners think it is a savings for a tenant to do the painting. This article reviews the pros and cons of making this decision. Approximately 650 words
L50 – Realizing the Benefits	Owners may question the reason to pay management fees. This article reviews the savings that comes from using a property manager. Approximately 575 words
L51 – The Personal Touch	In difficult times, it is important to give a more personal touch to those renting a property who may be having difficulties coping with the current economy. Approximately 570 words
L52 - Twelve Good Practices to Maintain Your Investment	This article outlines twelve ways your property management company works to protect your investment. Approximately 570 words
L53 - Mistakes Investors Should Avoid	It does not matter what market it is because there are always good investments. However, investors need to avoid certain pitfalls when buying at any time. Approximately 630 words
L54 - When Handed Lemons, Make Lemonade	Sometimes it is just time to decide that the tenant is not taking care of the property and is not performing well on rental payments. You can turn this negative into a positive. Approximately 515 words
L55 - The new EPA Lead Renovation, Repair, and Painting Rule	this gives owners/investors a good overview of the new legislation from the EPA and the impact on contractors. It also lays out the importance of following this rule. Approximately 660 words