

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 decisions. 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 should be thought out 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.

Future Landlord Articles

The following articles are planned for 2009	
Fair Housing and Retaliation	Often property owners act and do not realize that Fair Housing will view their actions as retaliation. The article points out areas that are high risk and how to avoid them.
Make the Most of Your Investment	The article covers many of the legitimate deductions landlords often miss, but advises owners to consult their tax person or the IRS.
Small Things Make a Difference	The article reviews how just making small concessions and kindnesses can make a difference in a working relationship. This applies to applicants, tenants, and owners.
Preventative Maintenance	Preventative maintenance can make a difference on whether there will be a minor or major repair expense. The article covers different maintenance issues for keeping costs down.
The Deciding Factor	What makes a tenant choose a property? The article covers all the factors tenants consider when deciding where to rent and what will make a property more attractive.
Preventative Maintenance – chimneys	This article points out the necessity of performing preventative and necessary maintenance on chimneys to prevent fire and damage. This is a risk management measure.
Realizing the Benefits	Many property owners feel that all a Property Manager does for his fee is to “collect the rent.” This article points out the many benefits of hiring a Property Management Company.
The Disposal Rule	Legislation has now made it critical for property managers and property owners alike to dispose of their records properly. This article covers the requirements.
Steps for Risk Management	There are important steps property owners can take to prevent liability. The article covers education and preventative measures, as well as hiring a Property Manager.
Rents, Do the Math	It is often more persuasive the “do the math” when an owner wants a high rent, showing how having a longer vacancy will not offset the higher rent.
Is it Time to Repair or Replace	It can be a difficult decision to replace a major item and absorb the expense. The article covers the pros and cons and how it may be more cost effective to replace than repair.
The Right to Enter	Do you have the right to enter? The article covers how property owners cannot just enter the property because they have ownership and why.
When the Unthinkable Happens	No one likes to think about a death occurring in a rental property, but it happens. When it does, there are certain to follow to avoid liability.
Investing is a Business	Hiring a professional property manager with the experience of handling tenant issues and maintenance is the right course for owners who cannot treat their investments as a business
Tenant Bankruptcy	A tenant bankruptcy can cause problems with collecting rent. The article covers the US Bankruptcy law pertaining to rental units and the use of an attorney.
Carbon Monoxide, the Silent Killer	Carbon Monoxide is often termed the Silent Killer because it is an odorless and colorless, making it difficult to detect until it is too late. The article highlights prevention.

Future Landlord Articles, Continued

The Dangers of Running Water	Water can be destructive, leading to major repairs, mold, and high liability. The article covers preventative measures to avoid “running water.”
Smoke Alarm/Detectors	Few things are more important than working smoke detectors in the property. The article reviews the statistics on detectors and the steps landlords and tenants should take.
Handling a Notice to Vacate	When receiving a notice to vacate from the tenant, there are definite steps that take place to re-rent the property to reduce or eliminate the vacancy.
Fair Credit Reporting Act	The article covers the basics of the Fair Credit Reporting Act (FCRA) as it relates to residential housing. This includes information on the Disposal Rule as well.
Insurance - Who is Responsible?	Many times tenants think the owner is responsible for anything that happens, particularly when it concerns their possessions. This article covers both owners and renters' insurance.
The Illegal Pet	There is nothing more frustrating than finding out the resident moved in a pet not permitted on the lease. The article covers what steps can be taken.
Reviewing the Fair Housing Laws	This is a basic review of the main Fair Housing Laws, when they happened and how they affect rental housing.
The Rental Agreement	The rental agreement is the primary document when renting to a tenant. The article covers the key elements of a rental agreement and any addenda necessary.
Defining the Property Manager's Role	This article covers what is the role and definition of a Property Manager and what is not. Too often clients expect their manager to act as attorney, accountant, and more.