

How To Be A Landlord The Definitive Guide To Letting And Managing Your Rental Property

Updated edition of Buy it, rent it, profit!, 2009.

It's no secret that the majority of wealth is tied to real estate. After experiencing success, my wife and I have become somewhat evangelical about real estate. Furthermore, this is a great way to build self-esteem, equity, and retirement for yourself and your family. If you're interested in a get-rich-quick scheme, put this book back on the shelf and pick up one of the many other books on the topic. I do not have seminars and progressive steps to my approach, at least not yet. What I have done, and my philosophy, is to provide a somewhat simple and realistic approach to property investing. Hopefully, you will see the benefit of property investing and try this on your own. Perhaps the greatest barrier to investing in property is overcoming fear. I am reminded of the Nike slogan from the eighties "Just do it." Whenever anyone incredulously asks me how I got into real estate, the simple answer is that I simply did.

So You Want to Be A Better Landlord provides tips, ideas, and strategies for operating a successful rental property business for better profit. A contemporary

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and client oriented approach by Author, Rick Hetzel, provides readers with ways to improve tenants and protect valuable investment properties. Includes handy forms and templates.

'So You Want To Be A Landlord' was written to benefit those of you who are contemplating becoming landlords and those who may already be in the business but are interested in finding that extra "nugget" that could make your business more profitable. If you are ready to take the plunge for the first time, you will find both sides of the story to help you make up your mind. The landlord business is not for everyone, but it can be your ticket to prosperity. You don't become successful overnight, and as I will mention several times, this business is a "process", not a get rich quick scheme. In these pages, you will find the basics of rental real estate investing and a hands on approach to becoming--and being--a landlord. I have enclosed copies of a rental application, sample lease, and other related forms. You should find the book helpful, realistic, conversational, eye opening, sincere, and down to earth--all with a bucket of 'nuts and bolts' for running your business. The book starts by asking the question, "Why do you want to become a landlord?" and follows with a progression of setting goals, finding properties, 'working' the properties, and many of the every day dealings of being a landlord. Other topics include cash flow, expenses, amortization, inspections,

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Truth in Renting, and "Here comes the Judge!" There are tips on how your property can make money, learning from mistakes, negotiations, and strategies. The book is arranged in a logical manner that follows the steps that new or inexperienced investors need to follow. This book is a result of my experiences as a landlord and things I have learned from others. The deciding factor that convinced me to write a book were the repeated questions of would be investors in the classes I taught. I truly believe that there will be individuals who purchase this book and decide NOT to invest in rental real estate. The cost of the book will certainly be worth the investment for such an individual. I say to the casual investor, that no doubt, you will find within these pages a "nugget" of help that will be worth more than the cost of this book. It is my hope that everyone who reads 'So You Want To Be A Landlord' will benefit from its content--learning from my successes as well as my mistakes. I trust that your journey will be rewarding and prosperous.

A Guide to Landlord and Tenant Law provides a strong foundation in commercial landlord and tenant, and housing law. The book is designed to provide a complete course text for both undergraduate and postgraduate students from surveying and real estate management backgrounds. This clear and accessible textbook aims to introduce the reader to the fundamentals of both residential and

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commercial landlord and tenant law by considering the nature of the tenancy and the relationship between the parties. It examines the main elements of the commercial lease including rent, repair, alienation, termination and statutory renewal. The main types of residential tenancy are also considered including: assured and assured shorthold tenancies, secure and Rent Act tenancies and long leasehold enfranchisement. The book aims to familiarise the reader with the contractual documentation as well as the common law and statutory codes which form the basis of landlord and tenant transactions. It contains useful features such as: extracts from the Model Commercial Lease key case summaries, a glossary and chapter summaries further reading lists In addition, students on the Legal Practice Course and Bar Professional Training Course will find this to be a useful supplementary resource as will professional surveyors and lawyers looking for a refresher on the latest landlord and tenant law.

This handy book is full of priceless advice for would-be landlords. Azar's years of experience as a landlord make for many humorous but telling stories. Also included are sample forms for everything from pet agreements to lease agreements. This book illustrates the need to 'look before you leap' especially when entering the landlord business.

Reduce your risk and rent without worry! Being a landlord can be tricky in this

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volatile housing market. But with Every Landlord's Property Protection Guide you can identify common risky situations and get specific, practical advice for dealing with them! Instead of an encyclopedic manual of how to be a landlord, author and attorney Ron Leshnower zeroes in on specific problems faced by thousands of landlords and property managers in every state – ranging from accessibility issues to mold – and shows you how to avoid them. The book includes step-by-step procedures to help landlords and managers: Get the right insurance for your property Lower the risk of crime Understand fair housing rules Stay on good terms with Uncle Sam Remove environmental hazards Become a careful, consistent steward of your property Plus, each chapter features real life "It Won't Happen To You" stories of those who learned the hard way what can happen when you don't take care of problems before they arise.

The Landlord's Guide to Minnesota Law addresses every landlord-tenant legal issue that is likely to arise over the course of a lease. From how to find a tenant to what to do once they leave, it is a practical and thorough legal analysis of what Minnesota landlords need to know about complying with the relevant federal, state and local laws. At the end of each chapter you'll find "Tips from a Tenant Attorney." These tips offer more creative advice on how landlords can solve difficult legal situations or prevent them from ever occurring. Also included is our

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exclusive line-by-line analysis of the Minnesota State Bar Association's Model Residential Lease. Instead of guessing what your lease terms mean, this guide tells you why each term exists and how it applies to your situation. This book was written by practicing attorneys in Minnesota who work exclusively in landlord-tenant law. There are dozens of legal guides available online for landlords, but none of them focus on Minnesota statutes and regulations, and when it comes to landlord-tenant legal issues, state law is key. Both authors are currently practicing attorneys with over 25 years of experience in tenant landlord law, advising over 39,000 renters on HOME Line's tenant hotline. They also train a wide variety of audiences in tenant landlord law, including over 100 trainings to landlord groups throughout Minnesota.

"The New York Landlord's Law Book" explains New York landlord-tenant law in comprehensive, understandable terms, and gives landlords the tools they need to head off problems with tenants and government agencies alike.

Are you wanting to invest in real estate but are worried about how to manage property and deal with tenants? My 25 years as a landlord has given me the stories and the experience to write a how-to book that reads like a novel. Why make your own costly landlording mistakes when you can learn from mine? This easy-to-read book takes a fun, yet practical, run through all the necessities of

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landlording. The stories give a humorous look at what can happen. One tenant thinks it's OK to cut a cat door in the front door of her no-pets apartment. Mr. Tree Hater poisons a heritage elm so he won't have to rake leaves. The Getting it Right section of each chapter tells what needs to be done to manage each area of your rentals from pets to evictions, followed by a Checklist of the steps to success. All the Rental Forms you will need are included, ready to duplicate and use. So You Want to be a Landlord? Good for you! With this easy-to-read landlording guide, you and your tenants will both be winners.

No matter how great you are at finding good rental property deals, you could lose everything if you don't manage your properties correctly! But being a landlord doesn't have to mean middle-of-the-night phone calls, costly evictions, or daily frustrations with ungrateful tenants. Being a landlord can actually be fun IF you do it right. That's why Brandon and Heather Turner put together this comprehensive book that will change the way you think of being a landlord forever. Written with both new and experienced landlords in mind, The Book on Managing Rental Properties takes you on an insider tour of the Turners' management business, so you can discover exactly how they've been able to maximize their profit, minimize their stress, and have a blast doing it! Inside, you'll discover: - The subtle mindset shift that will increase your chance at success

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100x! - Low-cost strategies for attracting the best tenants who won't rip you off. - 7 tenant types we'll NEVER rent to--and that you shouldn't either! - 19 provisions that your rental lease should have to protect YOU. - Practical tips on training your tenant to pay on time and stay long term. - How to take the pain and stress out of your bookkeeping and taxes. - And much more!

Landlording: a handymanual for scrupulous landlords and landladies who do it themselves.

Rental property is undoubtedly one of the most stable investment options. This explains why it is a retiree's dream investment vehicle given that even if you don't do much, you can be assured of steady rental income every single month. All you need to do is to maintain the property well to ensure it is in a good condition then market it to new tenants whenever there is a vacancy and you are good to go.

This doesn't mean that rental property is only meant for retirees; even if you are in your 20s, if you invest in rental property, you can be assured of a steady income for the rest of your life. But while any rental property is a potential cash cow, the truth is that tenants are complicated; you could have tenants from hell who don't pay rent as agreed, who leave your property in a mess, who don't want to follow various rules within the tenancy agreement and much more. This can make owning rental property a living nightmare for you as a landlord. However, it

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doesn't have to be that way. What can you do about it? Well, you could join the section 8 housing scheme to mitigate many of the risks that come with rental property. What you need to understand however is that a good number of landlords who apply have their applications rejected for not fulfilling the requirements of the program. This means you just don't enroll your property for the program just because you cannot attract tenants or are having problems with your tenants! Lucky for you, this book has all the information you need to help you throughout the process of enrolling your property for the section 8 rental program. In this book, you will discover: What the section 8 rental housing program is as well as what it entails Why you should become a section 8 landlord Your responsibilities as a section 8 landlord The responsibilities of a section 8 rental tenant How to qualify for section 8 rental housing program Reasons why your application might be rejected and how to ensure that does not happen How to dispute the rejection of your application to join the section 8 rental program How to prepare for an inspection How to attract tenants to your section 8 rental property How to select the right tenants for your section 8 rental property How to set the best rent rates for your section 8 rental property How to craft the best lease agreement for your section 8 rental property How to handle security deposits for your section 8 rental property How to manage and maintain your

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section 8 rental property to ensure you retain your current tenants and attract new ones effortlessly How to decide whether to opt for a property manager or to manage your property yourself How to handle dirty tenants How to evict tenants and terminate assistance to any tenant in your section 8 rental property How to increase rent And much, much more! Download this book to learn more about how to make huge cash with section 8 rentals.

The property management guide that provides the best practical and legal compliance advice for the millions of small-time landlords who own a single-family home, condo, or small (less than four) multi-unit property. Companion to Every Landlord's Legal Guide.

Everything potential landlords need to know about the UK rental market Renting Out Your Property For Dummies is the essential roadmap to successful property letting. This easy-to-read guide walks readers through every step of renting out their property - showing how to avoid legal problems, find and keep the best tenants, maintain the property and maximise their rental income. As well as lots of helpful advice, it contains a wealth of sample forms and standard letters that can be used when dealing with their own tenants. Crucially, it is fully up to date on all the latest legislation including the Tenancy Deposit Scheme and Energy Performance Certificates (EPCs). Renting Out Your Property For Dummies

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covers: How to prepare a rental property for prospective tenants Tackling rent, deposits and tenancy agreements Deciding whether to manage the property yourself or to hire an agent Essential information on financial management and record-keeping

do you want to learn how to manage your rental property the right way and attract the best tenants that pays rent on time if so keep reading this book give you just what you need to be a great landlord. This book will change the way you think of being a landlord forever. Written with both new and experienced landlords in mind, The Book will show you how to attract the best tenants get paid on time and get tenants who treat your property with respect, you will learn how to maximize profit, minimize stress, and make lots of money doing it! Inside, you'll discover:- The subtle mindset shift that will increase your chance at success.- Low-cost strategies for attracting the best tenants who won't rip you off. tenant types we'll NEVER rent to--and that you shouldn't either!- Practical tips on training your tenant to pay on time and stay long term.

The author of the Landlording book answers 286 questions from landlords and tenants, beginning with questions about Investing in Rental Property and ending with questions about Adapting to the Landlording Life.

Updated for 2018 - includes all the tax and legislative changes announced during 2017.

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By the author of the UK's most popular property book, *The Complete Guide To Property Investment*. Please note that this book only covers letting and management of a property you already own. For a guide to buying the right property in the first place, you should buy '*The Complete Guide To Property Investment*'. Take a property, throw in a tenant and watch the money roll in. This seemingly simple formula has attracted nearly two million people in the UK to become landlords, but the reality is a whole lot more complicated. Did you know, for example, that if you forget to provide a certain piece of paper you might be unable to evict a tenant - even if they don't pay the rent? Or that you could be fined for not checking your tenant's immigration status? And don't forget the inevitable broken boilers, mysterious leaks and various tenant complaints that always seem to happen at the most inconvenient time. *How To Be A Landlord* is a straightforward guide to everything involved in letting and managing a property - whether you're an accidental landlord or an enthusiastic investor. In simple and entertaining language, it covers important steps like preparing the property to let, advertising for tenants, conducting viewings, doing all the paperwork, managing the tenancy, and dealing with any tricky situations that crop up (including the dreaded emergency repairs and evictions...). You'll learn: How to set yourself up for success when preparing a property to let Where to find the perfect tenants for your property The essential checks you must make to avoid a nightmare tenant Everything you need to do when setting up a tenancy to avoid problems later How to deal with the most common

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maintenance issues and repairs The proper legal processes to follow when you have troublesome tenants Top tips from experienced landlords for how to look after your tenants - keeping them happy, your property safe, and the rent rolling in Frequently updated and with contributions from over 50 experienced landlords, this is the most current and comprehensive book on the subject - and essential reading for anyone who wants a simple, profitable life as a landlord.

The landlord's essential guide to residential rental law Landlord's Legal Kit For Dummies is a comprehensive guide to the laws and legalities of renting property. This one-stop legal reference provides both guidance and the correct forms that help landlords avoid tenant issues, which could lead to legal ramifications. From screening potential tenants to handling your own insurance and taxes, you'll find expert insight in this easy-to-read style that simplifies complex legal matters into understandable terms. The book includes access to all the needed legal forms in both English and Spanish, and contains current information about applicable codes, ordinances, and policies across the country. Landlords have a responsibility to provide a safe, fully operational home for their tenants, and oversights can result in major court settlements. As a landlord, you need to know what the law requires of you. You also need to understand your rights, and the actions available to you when the tenant is in the wrong. This resource brings you up to speed, with the most current information about residential rental property law. The book covers privacy rights, domicile laws, paperwork, and

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more. Features up-to-date lease forms and contracts available for download online Provides information about applicant screening questionnaires and anti-discrimination policies Includes state and local building codes, health ordinances, and landlord-tenant laws Instructs you how to handle breach of lease situations and evictions There's even guidance on hiring a lawyer to protect your assets, property, and rights. Ignorance of the law is no excuse in court, and it frequently leads to misunderstandings that can hurt your wallet and your reputation. Before you lease another property, get all your ducks in a row with the essential instruction and tools in Landlord's Legal Kit For Dummies. The legal forms and state rules every landlord and property manager needs To keep up with the law and make money as a residential landlord, you need a guide you can trust: Every Landlord's Legal Guide. From move-in to move-out, here's help with legal, financial, and day-to-day issues. You'll avoid hassles and headaches—not to mention legal fees and lawsuits. Use this top-selling book to: screen and choose tenants prepare leases and rental agreements avoid discrimination, invasion of privacy, personal injury, and other lawsuits hire a property manager keep up with repairs and maintenance make security deposit deductions handle broken leases learn how to terminate a tenancy for nonpayment of rent or other lease violations restrict tenants from renting their place on Airbnb, and deal with bedbugs, mold, and lead hazards. The 15th edition is completely revised to provide your state's current laws, covering deposits, rent, entry, termination, late rent notices, and more. It includes an expanded

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discussion on the risks in using email and texts to communicate with tenants. With Downloadable Forms: includes access to more than 30 essential legal forms including a lease and rental agreement, rental application, notice of entry, tenant repair request, security deposit itemization, property manager agreement, and more. (details inside). The landlord's essential guide to residential rental law Landlord's Legal Kit For Dummies is a comprehensive guide to the laws and legalities of renting property. This one-stop legal reference provides both guidance and the correct forms that help landlords avoid tenant issues, which could lead to legal ramifications. From screening potential tenants to handling your own insurance and taxes, you'll find expert insight in this easy-to-read style that simplifies complex legal matters into understandable terms. The book includes access to all the needed legal forms in both English and Spanish, and contains current information about applicable codes, ordinances, and policies across the country. Landlords have a responsibility to provide a safe, fully operational home for their tenants, and oversights can result in major court settlements. As a landlord, you need to know what the law requires of you. You also need to understand your rights, and the actions available to you when the tenant is in the wrong. This resource brings you up to speed, with the most current information about residential rental property law. The book covers privacy rights, domicile laws, paperwork, and more. Features up-to-date lease forms and contracts available for download online Provides information about applicant screening questionnaires and

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anti-discrimination policies Includes state and local building codes, health ordinances, and landlord-tenant laws Instructs you how to handle breach of lease situations and evictions There's even guidance on hiring a lawyer to protect your assets, property, and rights. Ignorance of the law is no excuse in court, and it frequently leads to misunderstandings that can hurt your wallet and your reputation. Before you lease another property, get all your ducks in a row with the essential instruction and tools in *Landlord's Legal Kit For Dummies*.

Every California landlord and property manager should have this book--which covers everything they need to know about deposits, leases and rental agreements, inspections, habitability, discrimination, and rent control. It provides 25 tear-out forms and agreements, including rental applications, leases and rental agreements, 3-day and 30-day notices, sample letters, and more.

How many times have you thought about enjoying financial freedom? What if I told you, as a woman, you can own rental properties and create financial wealth for yourself, your children, and your family? You could even pay for your child's college education and your retirement. All of these things can be accomplished with real estate investment. Even if you know nothing, you can learn how to be a successful real estate entrepreneur--all while wearing high heels. *The High Heels Landlord* gives clear, practical advice, from someone who's been there and done it many times over. This book provides simple steps that you can put into action immediately, revealing the

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questions many beginner investors ask over and over, but with no-holds-barred personality. By following the real estate investment rules in this book, you will be on your way to becoming a true High Heels Landlord.

Ever lost money from unpaid rent or property damage? Lay awake, furious over a tenant issue you couldn't resolve? Clashed over a repair your tenant requested but wouldn't allow access to complete? You may want to talk but expect communication will break down unless you find a new way. How can you discuss your rights and your interests in the same conversation without confrontation? Landlords stand to lose not only their profits but peace of mind if unable to discuss both. Written for landlords, property managers and housing professionals, *The Good Landlord* will show you how to make communication work so you can increase your profits, positive impact and peace of mind. You'll discover approaches to building tenant relationships that will save time and money. You'll learn how to avoid tenancy issues escalating into costly disputes. And if court is needed, Shapiro offers a step-by-step process to get results, including the back rent, or evict at minimal expense. Included is a guide for reaching agreements without overspending on lawyers. Whether your tenancies are stable or eviction is needed, *The Good Landlord* will help you maximize success with your tenants by day, and sleep at night! Drawing on 25 years of experience as a coach, mediator, trainer, and landlord himself, Shapiro offers stories, dialogues, checklists, and lessons learned to make learning fun. Most importantly, *The Good Landlord* will help

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you gain control as a landlord. You'll experience greater freedom now and in the future from difficult conflict. You'll feel more valued as a landlord, and be able to do the things you love to do. You'll have more time to yourself and peace of mind.

Do you want to maximise the return on your buy-to-let investment by managing it yourself? Then you need to keep reading...If you are looking at this book, it is likely that you recently bought your first BTL investment or maybe you have decided to rent out your home and move to greener pastures. In any case, welcome to the private rented sector!When considering your BTL investment, you should be looking at the ability of the asset to provide you with a return. A significant expense for landlords can be the fees a letting agent will charge to let and manage their properties. These fees can be over 14% of the rent and can be avoided relatively easily with the right guidance. As a rule of thumb across the industry, a landlord will spend roughly 4 hours per month per rental property. Using simple math, you get to 48 hours per year for day-to-day management and operations. An equal amount of time is spent on leasing, finding a tenant, and turning over the rental. Therefore, if you re-let the property every year, it's roughly 96 hours or just over two weeks of work.It's not surprising then that in the latest English Private Landlord Survey, commissioned by the Ministry of Housing, Communities and Local Government, they found just over half (52%) of landlords did not use a letting agent. This makes perfect sense seeing as these same landlords viewed their role as a landlord to be a long-term investment to contribute to their

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pension (59%) or as an investment for rental income (47%) and thereby obviously wanting to maximise their investment return. In this book you will learn: - Four pieces of information most landlords forget to give their tenants and can result in a fine up to three times the value of the tenants' deposit and the landlord not being able to regain possession of the property- The cheapest way to find the perfect tenant- You will discover what it means to be a good landlord- How to make sure your rent is always paid in full and on time- What you need to do to look after the long-term health of your BTL investment- The steps you need to take to evict a tenant and when it's a good idea not to- A simple calculation to determine if it's even worth your time to be a DIY landlordJoin just over half of all landlords who do not use a letting agent. You can do this, even if you are working full time and have limited spare time. If you want to have full control of your buy-to-let investment and manage it yourself, then scroll up and click the Add to Cart now

A humorous must read "how to" book for landlords or those thinking about buying investment property. Covers the basics for finding properties that offer a great return on the investor's money; plus tips on attracting and selecting the right tenants; and a compendium of practical resources to increase the knowledge base of even the experienced landlord. Illustrated by the talented artist BJ Nartker. "So You Want To Be A Landlord....Tales From The Crypt" is a winner!!

Get All The Support And Guidance You Need To Be A Success At Being A Landlord! Is

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the fact that you would like to get the most out of your real estate but just don't know how making your life difficult... maybe even miserable? First, you are NOT alone! It may seem like it sometimes, but not knowing how to get started with making the most from your real estate is far more common than you'd think. The Costs of NOT Getting All The Info You Need Are Just Too High! And Your lack of knowledge in this area may not be your fault, but that doesn't mean that you shouldn't -- or can't -- do anything to find out everything you need to know to finally be a success! So today -- in the next FEW MINUTES, in fact -- we're going to help you GET ON TRACK, and learn how you can quickly and easily get all the knowledge you need to be a successful landlord... for GOOD! This Book Below Will Show You Exactly What What You Need To Do To Finally Be A Success With Your Real Estate! In This Book, You Will Learn: The Wealthy Landlord Investing In Rental Properties Profit From Foreclosures Become A Smart Landlord Getting The Right Tenants

The ultimate resource for Canadian residential landlords. Anyone can become a landlord, but not everyone will be a profitable landlord. Distilling over 35 years of his first-hand experience, Doug Gray, one of Canada's most respected real estate authors and experts, guides readers on how to become a successful landlord. Following the effective and proven formula of his previous bestsellers, *The Canadian Landlord Guide* fills the void of information on Canadian landlording. Some of the covered topics include: Principles and formulas for profitable landlording Understanding how the real

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estate market works The pitfalls of real estate investing and how to avoid them Types of rental formats Where to get information on prospective properties How to finance real estate investments The legal aspects of buying and renting property Tenant selection Property maintenance Filled with easy-to-understand and credible advice, The Canadian Landlord Guide is a must-have resource for all Canadian landlords. Seasoned professionals and aspiring beginners alike will find Doug Gray's landlording guide to be one of their key tools in their quest for real estate success. Doug Gray, B.A., LL.B. (Vancouver, BC) has been buying, renovating, and renting real estate for 35 years. In addition to being a successful real estate entrepreneur, Doug has written over 28 bestselling real estate, business, and personal finance titles, including Making Money in Real Estate (978-0-470-83620-0) and The Canadian Snowbird Guide (978-0-470-15375-8).

Covers rent, rent control, taxes, tenant screening, leases, deposits, legal rights and responsibilities, repairs, insurance, accounting tasks, terminations, and common problems with tenants

Should I be a landlord? To help you answer this question, Christine shares her knowledge and experiences. Her book reveals what you must know before you leap. Do you have the money? What type of property is best for you? Knowing the best way to deal with the tenant, the lease and the law, are just a few of the valuable tips Christine gives you on how to succeed. She'll warn you of the traps and treasures of

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Landlordom. "Landlordom, Th e Land of Jekyll and Hyde" is sure to educate and entertain the reader. In the end, you will have a very good idea if being a landlord is something for you or not, and, if it is, how to do it successfully. Her compelling stories show both sides of the rental world: how dealing with tenants can be sometimes Jekyll, sometimes Hyde.

With more than 350,000 units sold worldwide, this fan-favorite will show you every strategy, tool, tip, and technique you need to become a millionaire rental property investor.

The rise in foreclosures has increased the demand for rental properties across the nation, and that trend will continue for some time. But aside from that new group of renters (people who have lost their homes) there is another demographic that remains constant. 40% of Americans earn under \$35,000/year. Most of these people will be lifelong renters, who search for a decent rental accompanied by an attentive landlord. This segment of the rental market represents tremendous opportunity for smart investors, regardless of fluctuation in the economy. The Landlord Chronicles is based on Barb Getty's personal journey. She began her real estate investing career over 15 years ago, at the lowest point in her life, with little money and no background in rehabbing, management or real estate. Written in a lighthearted, conversational style, this guide walks the reader through every phase of the process: finding target neighborhoods, locating the "diamond in the rough," financing, rehabbing, attracting

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and keeping tenants, managing and maintaining the rental, evicting non-payers, accounting and record-keeping, selling/exit strategies, etc. Getty details specific products, tools, tips and techniques to simplify and expedite the process, and shows how start-up costs can be kept to a minimum. There are hilarious personal stories sprinkled throughout the book, highlighting some of the rookie mistakes she made early on. Although seasoned investors will add to their knowledge base by reading *The Landlord Chronicles*, the beginner investor will find the book invaluable. It provides the reader with everything he/she needs, including various business forms and resources. Getty's career has provided autonomy, freedom and flexibility . . . precious commodities. But in addition, whether you do it part- or full-time, investing in low and middle income rentals can provide steady income and build wealth for the future. Enjoy the book!

Explains New York's landlord and tenant laws in simple language

A warning to those who are considering becoming landlords: investing in rental property is far from a bed of roses! This useful handbook has over thirty cases, documented over years of experience, which illustrate some of the difficulties that landlords face in their relationships with their tenants. *So You Want to be a Landlord* explores the trials and tribulations of a landlord just trying to do his job. While his accounts are not designed to condemn all housing tenants, this book,

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he hopes, will serve as a great resource to all prospective landlords, exposing as it does many of the pitfalls that they may encounter. Case history confirms tenants' rights and the imbalance that favours tenants over landlords. With over forty years' experience as a commercial landlord and fifteen years as judge in a small claims court, Judge Adams relays a number of stories that were told under oath, and which will act as an invaluable source of information to any would-be landlord.

So You Want to Be a Landlord Friesen Press

In today's housing market, many families can't afford to wait the months or even years it may take to sell their home. But there's a way out: Rent the house while moving into a new one. This book answers questions for people who suddenly find themselves in the position of being landlords but don't know the first thing about it. The book explains how to: Hire a property manager to rent and manage the house Find trustworthy tenants Keep the house on the market while renters are living in it Protect against damage to the property Rent a spare room while still living in the house For those who find themselves accidental landlords, this book is the essential guide to rental success and security.

DISCOVER MILLIONAIRE LANDLORDING STRATEGIES FOR SMALL-TIMERS AND PEOPLE JUST STARTING OUT IN REAL ESTATE "John Freeland is the

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Prolific Investor"--The Palm Beach Post Owning Rental Property Doesn't Have to be Difficult or Stressful. Building solid CASH FLOW is easy when you have the knowledge and knowhow of the pros In The Millionaire Real Estate Landlords, investors M. Mitch Freeland and John Freeland have rewritten the rules on active real estate investing and landlording. We cover all the essentials necessary for you to achieve maximum performance by utilizing a proactive approach to landlording. If you own rental houses, a duplex, a triplex, quads or larger multi-family properties, or you are just starting out and what to learn directly from the pros, this book will prove that BIG PROFITS are attainable for you with the right system. AND WE'VE GOT THE TIME TESTED SYSTEM! No investor should be without this book. It clarifies and cuts-through the steps needed to succeed in the lucrative world of landlording. You'll learn the strategies, the techniques of High Engagement Landlording--and the hard-driving truths that turn dreams into financial reality with spectacular cash flow. Here is a sampling of what you will learn in The Millionaire Real Estate Landlords: How to be an extraordinarily effective landlord--AND NOT WASTE TIME! How to start from scratch--EVERYTHING YOU WILL NEED! Learn secrets behind spectacular cash flow and cash flow management How to save money and cut expenses that are meaningful How to fully assess an investment for its greatest possible return

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and its risk to reward ratio How to build contacts with other landlords through real estate investors clubs and associations How to access special Agreements and Forms you will never see in other real estate books, including many in Spanish that could save you thousands of dollars. This trend setting book is in a new style, a new era of "How To" books on real estate and landlording. With revealing insight, the knowledge you'll gain from The Millionaire Real Estate Landlords will carry you successfully and stress-free to the next generation. Have you ever wondered how it would feel to be a man or woman of property? Let us show you the way. Trust Mitch and John Freeland to transform you into a successful property owner, a landlord to be respected, admired and envied. Mitch and John have managed hundreds of tenants in all rental classes: single family homes, commercial retail, small multi-family and larger apartment buildings. They are the genuine article with years of experience and knowledge--the pacesetters of landlording. Mitch and John Freeland broke the mold in The Millionaire Real Estate Flippers--and The Millionaire Real Estate Landlords is certain to take its place on the list of best-of-the-best real estate books of all time. Would You Like to Know More? Download your eBook or order your paperback now and start making your investment payoff TODAY! When you're ready--Scroll to the top of the page and select the "Buy with One Click" button," or "Add to Cart."Thank you!

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About the Authors Mitch and John Freeland believe that "quality and accurate information" should never be expensive or out of reach for anybody willing to learn. Many so-called online experts charge high prices. This prevents ordinary people from getting the knowledge they need to succeed. Mitch and John Freeland have bought and sold, fixed and flipped hundreds of single-family homes and apartment units and have managed hundreds of units as landlords. Mitch and John offer solid strategies, tested and proven, with decades of experience. All of Mitch's and John's books are designed in a no-nonsense, candid manner.

The 101 on earning rental income from a single-family home Do you own a house you'd like to rent out rather than sell? It's a common scenario in today's market, especially if you've inherited a house, are moving to another home, or are buying an investment property. And it may mean you're about to be a first-time landlord. Follow the advice in this book to ease into your new role and earn substantial profits while avoiding costly mistakes. Learn your legal obligations. Estimate costs and profits. Choose good tenants and avoid problem ones. Make the most of valuable tax deductions. Handle repairs and property management tasks. The 5th edition is updated to cover major legal changes, in particular how the Tax Cuts and Jobs Act created pass-through deductions that can benefit

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landlords. Includes sample forms and budget worksheets.

This book is a guide for individual rental-property owners looking to retire from the burdens of being a landlord. The book has three main sections: 1) Deciding to Sell, 2) Minimizing Taxes and 3) Finding the Best Solution. Readers will learn how to evaluate their current rental properties, how to defer or avoid capital-gains taxes via 1031 exchanges, and how to re-invest their sales proceeds in various passive real estate investment programs. Learning points include: landlord expenses, regulations and liability; yield, appreciation and capitalization rates; capital-gains, depreciation recapture and state taxes; 1031 exchange basics and details; Delaware Statutory Trusts, Tenants-in-Common and Single-tenant Triple-Net-Lease investments.

From the author of the real estate investment bible Buy It, Rent It, Profit! comes a fresh guide to teach new and aspiring landlords how to go from managing a single rental property to successfully managing a large rental portfolio. In his first book, real estate expert Bryan Chavis created the ultimate how-to guide for buying and managing rental properties, with practical, realistic ways to build lasting, long-term wealth. Now, he takes his acclaimed program one step further. The Landlord Entrepreneur shifts the focus from dealing exclusively with residential real estate to building a dynamic property management business. By

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following the step-by-step instructions in this new guide, anyone can create a fully functioning, professional property management company in only ten days. With Chavis's modern take on real estate, you will learn the five phases of property management and the skills needed to successfully move through them—as well as the hacks and tricks to build your profitable business from the ground up. Full of smart, practical business advice, *The Landlord Entrepreneur* is the only guide you need to become a successful property manager in today's real estate market.

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