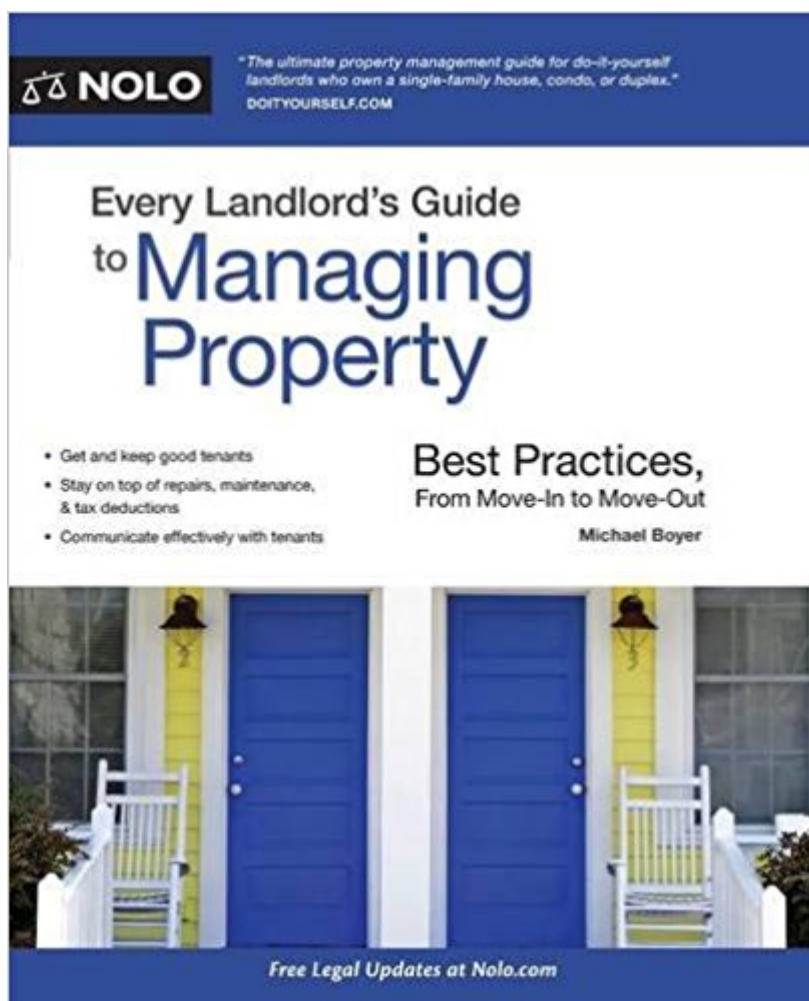


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# Every Landlord's Guide To Managing Property: Best Practices, From Move-In To Move-Out



## Synopsis

The ultimate property management guide for the do-it-yourself landlord! Written for the millions of landlords who own a single-family home, condo, or small (less than four unit) multiplex, Every Landlord's Guide to Managing Property helps them learn how to keep their day job and manage their properties (and tenants) on the side. It provides the best practical and legal compliance advice for small-time landlords who want to manage and grow a successful rental property business with a personalized approach and minimal hassle and cost. Every Landlord's Guide to Managing Property focuses on everyday skills the do-it-yourself landlord needs, including property oversight and maintenance, effective communication with tenants, and general management. It covers a wide range of topics, such as how to: market and differentiate your rental units from the competition handle nitty-gritty maintenance •from snow removal to toilet clogs to painting screen and deal with tenant issues like late rent payments, pet problems, clutter, unauthorized occupants, and other conflicts track income and expenses for filing taxes and completing Schedule E hire and work with outside contractors, lawyers, and other help, and much more.

## Book Information

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## Customer Reviews

I'm an owner of over 20 units and have been in business for 11 years. I bought two similar landlord guides when I started, and they paid off in spades. This book is a nice up-to-date (although 99% of the content ages well and doesn't need refreshing) resource. I recommend it highly. Read it cover to cover, skip through the portions you find boring... and don't lose momentum. As a beginner, you need to get to a point of 'knowing what you don't know', before being a know-it-all. This book can help with both situations. A highly recommended resource, but certainly not a replacement for

on-the-job education (the most painful and worthwhile type). It will help dull the sharp points of the daggers coming your way. Specifically, I found the open house guide to be useful. But the useful bits are really a function of YOU. There are sections which lay out specific safety and maintenance checks. You'll find very useful periodic reminders of how the specific chapters fit in with the laws that govern your relationship with renters. And you'll even find a steady flow of useful advice on how to maintain a property, which is short but similar to talking with an old-timer that's been maintaining his properties for years. There's even a light treatment dealing with taxes, including rather detailed instructions for Schedule E, etc. The guide fits into the publisher's 'landlord' series, which can be seen here ( <http://www.nolo.com/legal-encyclopedia/landlords> ).

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