

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 that are currently available

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
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.

Current Landlord Articles, continued

L14 Working with the Military	The SCRA, the Servicemember's Civil Relief Act, has a definite impact when a tenant enters 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, URLTA, 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 exhibit 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 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

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. This article is 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. This article is approximately 650 words.
L38 - Are You Prepared?	This reviews areas where landlords should do advance planning in the event of major problems – insurance, maintenance, property records, financial plan, etc. This article is 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. This article is 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. This article is 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. This article is 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. This article is 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. This article is 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. This article is approximately 650 words.
L45 - What IS Normal Wear & Tear?	The article covers what the law considers wear and tear. It also emphasizes that this is a gray area can be widely interpreted by the legal system. This article is 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. This article is approximately 675 words.

Current Landlord Articles, continued

L47 – Tune Up Your Investment for Spring and Summer	The article covers different areas for investors to review spring or summer maintenance to maintain their investment and avoid unnecessary maintenance. This article is 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. This article is 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. This article is 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. This article is approximately 575 words
L51 – The Personal Touch	In difficult times, it is important to give a more personal touch to those renting a property with difficulties coping with the current economy. This article is approximately 570 words
L52 - Twelve Good Practices to Maintain Your Investment	This article outlines twelve ways property management company work to protect and reduce the liability of the investor. This article is 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. This article is 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. This article is 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. This article is approximately 660 words.
L56 -When it is NOT a Pet	This article addresses that you cannot consider assistance animals as pets and it is a violation of Fair Housing. It also reviews what you can require when accepting tenants. Approximately 490 words
L57 - Plan Fall/Winter Maintenance EARLY	This reviews items that may be required for fall/winter maintenance. It urges property owners to work on this early to save money and possible tenant problems. This article is approximately 550 words.
L58 - Never Ignore Water	Water is a force that no one should overlook, particularly property owners. The article reviews many areas where water could be a destructive force in properties. This article is approximately 595 words
L59 - Seven Proactive Ways to Avoid Risk	Any investment can mean taking a risk, but there are steps for investors to take to avoid the pitfalls of creating a legal situation. The article covers seven critical areas of risk. This article is approximately 535 words
L60 - Rents, Do the Math	Investors are sometimes difficult about lowering the rent, though it just may prolong the vacancy and become costly. The article points how to "do the math" for a logical conclusion. Approximately 555 words
L61 - Carbon Monoxide, the Silent Killer	Investors need to be aware of the trends in carbon monoxide laws. Over 25 states have legislation on this important and deadly killer with more states planning new laws. This article is approximately 525 words
L62 - What IS a Rental Emergency	This article investigates how tenants, property owners, and managers can have a different perspective when it comes to an emergency. This article is approximately 635 words.

Current Landlord Articles, continued

L63 – Pest Control and the Investor	It is important for property owners to realize that pest control is not just always just a matter of a few minor pests. Investors need to act to reduce their liability. This article is approximately 540 words.
L64 - Beware of Retaliation	This article reviews the definition of retaliation in rental housing. Property owners need to be aware how the law perceives certain actions as retaliation. This article is approximately 640 words
L65 – The Return of Bedbugs	Property owners need to be aware that the problem of bedbugs has returned. The article covers details on their reemergence and the problems with bedbugs. This article is approximately 695 words.
L66 – Setting the Stage	When selling, the appearance of the property is paramount. The same holds true when renting a property. The article covers how to “set the stage” for the best showings. This article is approximately 510 words
L67 – Make the Most of Your Investment	It is important for investors to use every deduction available yearly for their taxes. The article contains a useful list of deductions for investors to review. This article is approximately 430 words.
L68 – Why Did the Tenant Choose Another Property?	Often property owners are perplexed on why prospective tenants choose another house in the neighborhood rather than choose theirs. This article reviews what can happen. This article is approximately 640 words.
L69 – Landlords Do Have Rights	Property owners often feel that all the landlord/tenant laws are in favor of the tenant. The article addresses how landlords DO have rights. This article is approximately 550 words
L70 – Keeping a Cash Reserve	Property owners need to understand that they will need funds from time to time for maintenance, major expenditures, and more. This article helps them understand what can happen. This is approximately 525 words
L71 – Are You a Knowledgeable Investor?	Test your clients with this 12-question test. It provides both answers and questions for them to see if they have basic property management knowledge. This is approximately 610 words
L72 – What Does the Tenant Want Now?	Many owners express this sentiment with exasperation. The article helps them to understand the many reasons why a tenant has put in a request and that they can be legitimate. This is approximately 515 words.
L73 - The Fair Credit Reporting Act and Investors	It is important the property owners know that violating the guidelines and requirements under the Federal Reporting Act is costly and detrimental to their investment. This is approximately 540 words
L74 - Landscape Maintenance and Rental Properties	There are many reasons to maintain an attractive landscape on an investment property. This article covers ways to solve the problems of landscape maintenance. This is approximately 570 words
L75 - Treat Your Property as a Business	Investing can be a headache and this article covers reducing the stress and maintaining a business attitude toward rental properties. This article is approximately 550 words.
L76 - Is it a Repair or an Improvement	The article explains that this is a difference between how investors can use repairs and improvements in their tax returns. This article is approximately 525 words.
L77 - Refrigerants and Residential Property	Legislation now exists that could have a direct impact in the future on a heat pump or air-conditioning system in a property. This article outlines an impact it may have on investment property. Approximately 725 words
L78 - Handling the Unauthorized Pet	Unfortunately, no matter how hard a property owner or manager tries, tenants move in an unauthorized pet. There is an art to handling this situation. Approximately 600 words
L79 - Applying the Golden Rule to Property Management	The Golden Rule has been around for centuries; this article helps property owners understand how it benefits their investments and encourage long term tenancy. Approximately 615 words

Current Landlord Articles, continued

L80 - Don't Turn Off the Utilities	Who pays the public utilities varies from property to property. It is important to not turn off utilities to avoid maintenance and/or legal problems. Approximately 525 words
L81 - The Right to Enter	Property Owners need to understand the tenant's right to privacy and that it is their residence. It is important to know what rules apply to entering a property. Approximately 500 words
L82 – Take the Fair Housing Quiz	This is a good quiz for property owners so they can see if they do understand the Fair Housing Laws and where they can have problems. Approximately 630 words
L83 – Should You Let a Tenant Out of a Lease	There are times when it is necessary to consider letting a tenant out of a lease. At the same time, the tenant must remain accountable financially. Approximately 675 words
L84 - Vacancy Checklist for Landlords	This is a checklist of items and projected time it can take to re-rent a property. This is useful for property owners when their property becomes vacant. Approximately 665 words
L85 - Family or Friends as Tenants	Family and friends - you can love and/or admire them BUT should they become tenants? This article explains the pros and cons of this question to property owners. Approximately 750 words
L86 - Why Organize Your Taxes Now?	The article examines the many reasons why property owners should take the time to organize their taxes during the busy fourth quarter season. Approximately 525 words
L87 - It's Cleaner Than We Found It	Every property manager and owner has heard this phrase No one really wants to hear this statement from any tenant. The article covers three scenarios can lead to this cliché. Approximately 525 words
L88 - Why Use a Licensed Contractor for Your Property?	Proper maintenance plays a major role in life and success of an investment. This article answers a question often asked by property "why use licensed contractors." Approximately 630 words
L89 - The Problem of Hoarding	Hoarding is costly problem for property owners if a tenant with this disability rents their property since hoarders are now a protected class. This article covers this problem. Approximately 635 words
L90 - Avoiding Fires	Preventing a fire in a residence involves teamwork between property owners, the property manager, and residents. This covers way ways to avoid this situation. Approximately 635 words
L91 - Does Your Property Need a Tune Up	Just like a vehicle, an investment property needs to maintain the property in order to keep or increase its value, particularly in springtime. Approximately 585 words
L92 – Property Management Takes Teamwork	Property owners and property managers need to work together as a team. The article covers various components of the team. Approximately 450 words.
L93 – The Challenges of Security Deposits	Former tenants can make life difficult if they do not receive a 100% security deposit refund. This article reviews how to handle these challenges, Approximately 720 words
L94 – Repairing or Replacing Flooring	Replacing flooring is a big expense for investors and sometimes it can be repaired. This article reviews the pros and cons of this subject. Approximately 655 words
L95 – Important Questions to Ask Your Insurance Agent	Property insurance is important and they should have as much coverage as possible. There are many questions investors should ask of their insurance agent. Approximately 775 words
L96 – Avoiding Court	No one likes to go to court and sometimes it is inevitable. This article addresses ways to avoid litigations. Approximately 515 words

L97 – Fair Housing and Assistance Animals	Fair Housing laws are very definitive regarding service animals and now there are other terminologies such as emotional support animals, companion animals, and psychiatric service animals. This article reviews the various types. Approximately 710 words
L98 – Water Heaters: Repair or Replace	A water heater is an important element in an investment property. Lack of a working heater is a serious liability for an investor. The article covers the pros and cons of repairing or replacing. Approximately 665 words
L99 – What is Useful Life and Why is It Important	All the parts of an investment have a life expectancy - people, buildings, clothing, food, etc. This article covers how to review your property and plan for repair or replacement. Approximately 485 words
L100 – Fair Housing and Reasonable Accommodations	Fair Housing requirements make it unlawful for a property owner to refuse to allow a reasonable modification to the premises for persons with disabilities. This article reviews what is required. Approximately 565 words
L101 - What Do Your Tenants Really Want?	When property owners provide fair pricing, a safe environment, and fair treatment, they give them what they really want. In turn, investors are setting up the best possible scenario for a successful tenancy. Approx. 550 Words
L102 - Child Safety in Investment Property	Some property owners would like to avoid renting to tenants with children because they feel this can lead to more damage and additional expense when it comes to safety. This is not an option. Approx. 620 Words
L103 - New Energy Requirements in 2015	No one likes surprises that affect their investment financially. This article appraises the investor of the legislative changes concerning a new AC unit, heat pump, or water heater in 2015. Approx. 665 words
L104 - Rewarding Tenants Can Be Profitable	Without a tenant, the property owner has no income; the tenant IS the client. The investment IS a business and it is a good move to reward tenants to increase their return on investment (ROI). Approx. 560 words
L105 - Pest Control and Your Investment	A practical common sense approach to pest control is another way to protect your investment. The investor's property management company works to minimize the problems and ways to handle the problem. Approx. 665 words

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