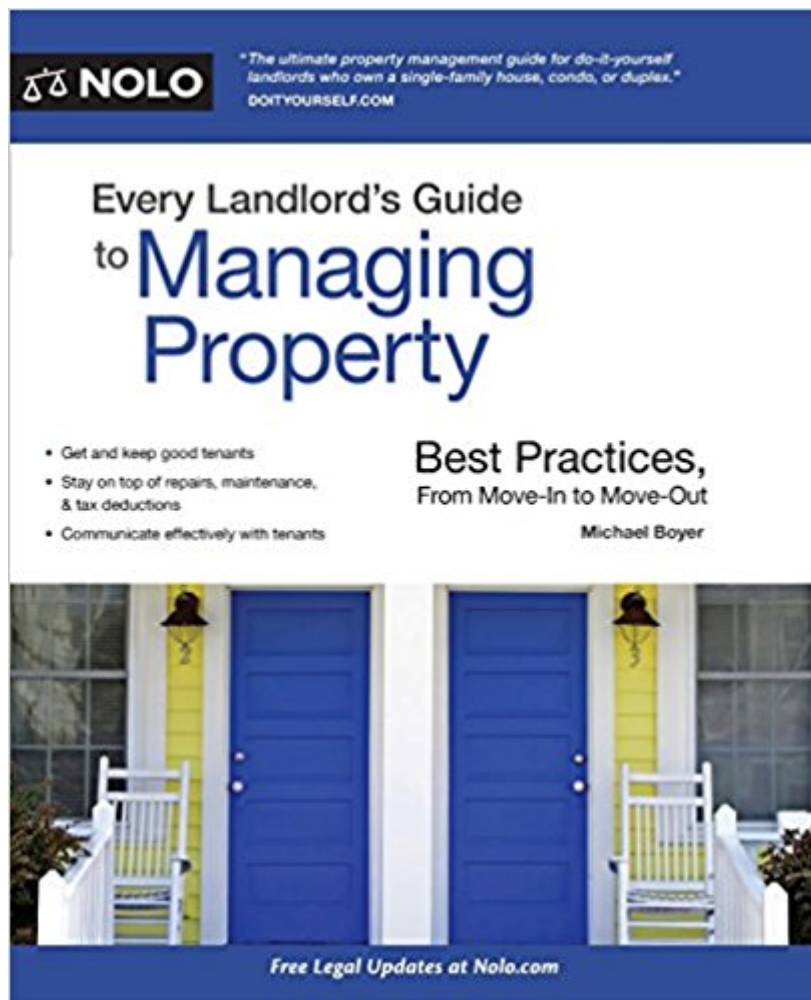


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# Every Landlord's Guide To Managing Property: Best Practices, From Move-In To Move-Out



## 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

Series: Every Landlord's Guide to Managing Property

Paperback: 464 pages

Publisher: NOLO; 1 edition (October 26, 2015)

Language: English

ISBN-10: 1413322158

ISBN-13: 978-1413322156

Product Dimensions: 6.8 x 1 x 9 inches

Shipping Weight: 1.8 pounds (View shipping rates and policies)

Average Customer Review: 4.7 out of 5 stars 25 customer reviews

Best Sellers Rank: #63,392 in Books (See Top 100 in Books) #17 in Books > Business & Money > Real Estate > Law #29 in Books > Law > Legal Self-Help #304 in Books > Law > Business

## Customer Reviews

"The rental market continues to grow even as the for-sale market recovers. Rents are rising and inventory is dropping, and the gap is being filled increasingly by small landlords with just one or two properties. Michael Boyer's Every Landlord's Guide to Managing Property is a must-have survival guide for newcomers to the market." -- Alan J. Heavens, Residential Real Estate Columnist/the Philadelphia Inquirer

•The ultimate property management guide for do-it-yourself

landlords who own a single-family house, condo, or duplex. The best do-it-yourself landlording book on the market, packed with tips every DIY'er will love." -- DoltYourself.com If you are or will be a landlord, you simply need this book!" -- Gary Ransone, Author of the Contractor's Legal Kit "Every Landlord's Guide to Managing Property: Best Practices, From Move-In to Move-Out" by experienced landlord Michael Boyer is specifically designed for the novice landlord who own a single-family home, condo, or small (less than four unit) multiplex. This informed and informative instructional guide will show them how to keep their day job and manage their properties (and tenants) on the side. It also 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 so much more. Simply stated, "Every Landlord's Guide to Managing Property: Best Practices, From Move-In to Move-Out" is the ultimate property management guide for the novice landlord and has a great deal of relevant value for even the more experienced property owner. Of special note is the section devoted to 'Tracking Landlord Income and Expenses for Tax Time'. Practical, comprehensive, informed and informative, "Every Landlord's Guide to Managing Property" will prove to be an enduringly popular addition to community library Small Business collections." --Midwest Book Review by Michael J. Carson "This practical guide is written especially for small-scale, part-time landlords renting houses, condos, or small rental properties. The book reviews types of properties, then covers knowing the market, selecting rental properties, working with service contractors, and preparing each room for rental. There are several chapters on attracting, choosing, and keeping tenants, screening criteria, credit checks, lease terms, and communicating with tenants. One chapter is devoted to using the services of lawyers, accounts, and insurance professionals. The final chapter gives instructions on tracking income and expenses for tax purposes. A companion web site offers forms, FAQs, and a directory of landlord-tenant lawyers by geographical region, along with videos, podcasts, and blogs." Eithne O'Leyne Editor, ProtoView

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.

Haven't read the whole book but it's got some useful information.

Excellent resource for any landlord. Highly recommend

Well written, easy to understand, and helpful to the complete beginner

Nothing new here. If you don't know what you're doing because you only started renting out a property, then go ahead and read. I found advice like rent under market value to have your property stand out and keep tenants in was questionable. It devalues your property to rent it lower than it could command and then rent incremental rent increases from a low starting point only puts you further behind. I own 5 rental properties over the past 10 years and I found myself disagreeing with his advice. Wish I hadn't wasted the money on this book.

Liked the book.

I've been managing residential property - dealing with tenants and fixing toilets - ever since I was 11 years old. It's what my parents did and it's almost reflexive with me. When friends ask me about property management and investment, they tend to have a look of fear on their faces. "How do you do it without going crazy?" They usually ask. They think about buying property, but the thought of taking care of that property makes them panic. In the past I've said, "I think you have to grow up around it to do it." Now I have a different answer. "Take a look at the Nolo Press book on managing property. If what you read sounds like something you can do and would feel comfortable doing, then investment property just might be good for you." This is a great beginners guide. It can't teach you interpersonal skills - you have to possess those in abundance to manage property - but it can and does tell you how to go about your day to day as a manager. I, of course, found passages where I thought, no I wouldn't do it that way, but I could still see the logic behind the suggestions. There were also passages where I thought, that's a better mouse trap than what I do. Even experienced property managers can learn a thing or two from this book.

Perfect shape just as advertised

Good read.

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