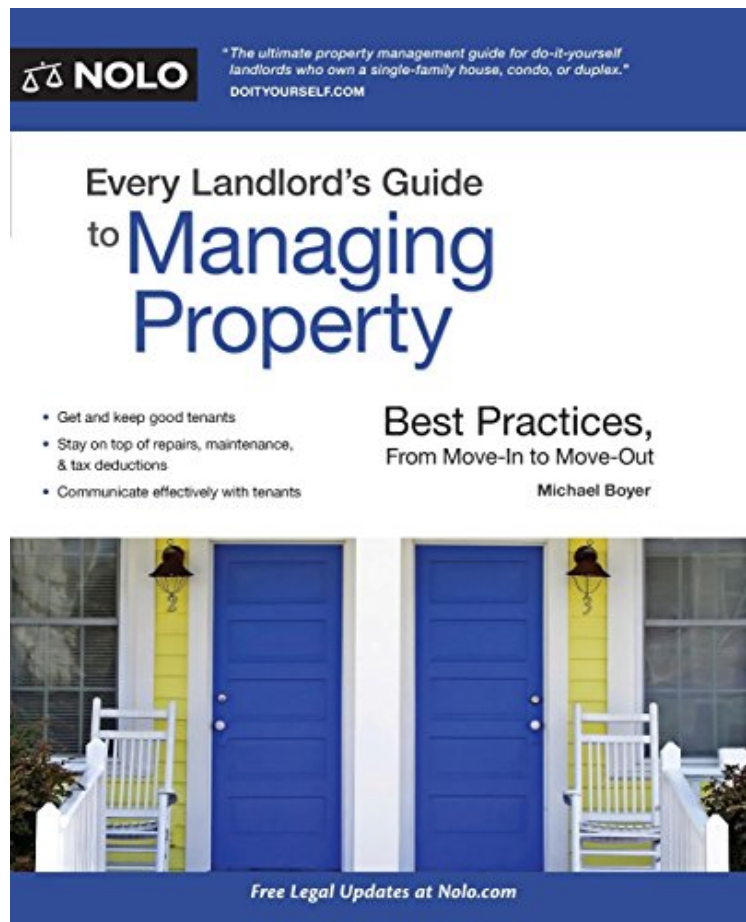


Every Landlord's Guide to Managing Property: Best Practices, From Move-In to Move-Out

Michael Boyer Attorney

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#239765 in Books Michael Boyer 2015-10-26 Original language: English PDF # 1 9.00 x 1.00 x 6.80l, .0 #File Name: 1413322158464 pages Every Landlord s Guide to Managing Property Best Practices From Move In to Move Out | File size: 54.Mb

Michael Boyer Attorney : Every Landlord's Guide to Managing Property: Best Practices, From Move-In to Move-Out before purchasing it in order to gage whether or not it would be worth my time, and all praised Every Landlord's Guide to Managing Property: Best Practices, From Move-In to Move-Out:

2 of 3 people found the following review helpful. landlord's guideBy dobbeyWell written, easy to understand, and helpful to the complete beginner1 of 3 people found the following review helpful. Five StarsBy Jim P.Liked the book.9 of 9 people found the following review helpful. A great beginners guideBy moose_of_many_watersI'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.

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 Landlords 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 Landlords 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.

"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 Landlords 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." -- DoItYourself.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 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'Leayne Editor, ProtoView About the Author Michael Boyer is a part-time landlord, college professor, and attorney. He has graduate degrees in management and law, plus over a decade of experience as a successful do-it-yourself landlord. He has been on both sides of the landlord-tenant equation, as a landlord and as a volunteer attorney representing low-income tenants. Boyer is the author of numerous articles and chapters, and has served on many boards, including several condominium association boards. This is his first book and it is a culmination of years of collecting notes, tips, and day-to-day observations about what practices really work for the small-time landlord (especially one with a day job).