

## **MRLANDLORD.COM Tips on Management** **by Jeffrey Taylor**

### **Rental Deposit Receipt Can Be Used For More Than One Purpose**

Many rental owners think that a deposit receipt given to a resident at the time of application is nothing more than proof that a payment was made. An additional purpose of the deposit receipt can be used to summarize all the FEATURES the applicant will receive in their new home. The deposit receipt is the last thing you go over with the applicant, and it provides one more opportunity to remind, “sell”, the applicant on the good decision he or she is making by pointing out home features and/or upgrades that are included. This final summary of “good” points makes a resident feel good about his decision and not keep looking at other rentals. Summarizing “good” points helps to create a more positive attitude with residents as they prepare to move into their new home.

### **Caution: Ten Forbidden Breeds of Dogs**

The following are 10 types of dogs forbidden by most insurance companies to allow in your rental properties. If you allow them, your insurance company may cancel your policy. Save this list for future reference.

- Pit Bull
- Rottweiler
- German Shepherd
- Husky - Alaskan Malamute
- Doberman Pinscher
- Chow
- Great Dane
- Saint Bernard
- Akita
- Wolf hybrids

### **Ask About Insurance Discounts**

Check with your insurance company to find out what discounts they may offer to lower your rates. For example, my insurance company gives me a lower rate on each house that has a fire extinguisher. They do not care what size of fire extinguisher it is. You can buy one for as low as \$10 to \$20 and save much more for years to come.

### **Require That Vacating Residents be Responsible for Carpet Cleaning**

Put a clause in your lease or rental agreement, stating that the residents will be responsible for paying for the carpets to be professionally cleaned when moving out, and that the resident must use someone from the landlord's approved list of carpet cleaners and that the cleaning will take place within 72 hours of the resident's last day of occupancy.

The timing of the carpet cleaning will help to encourage residents to have all their stuff out of the house before the professional shampooers arrive. This will help decrease the amount of times you will be doing midnight cleanings the night before new residents

move in.

### **Rehab Materials for Rentals**

When rehabbing a property that will be used for a rental, here are a couple of tips:

- 1) Use best quality materials for anything the tenants can't touch, such as; systems, ceiling fans, anything inside the walls, underneath the house, on the roof. That's for durability and non-repair issues.
- 2) Use extra sturdy materials for whatever the tenants can get their hands on. Plan on them breaking it and consider how you will replace it.
- 3) Tenants like units that are really clean and have a little pizzazz. Though, most of them can't tell the difference between pretty frosting and quality products. A few extra luxury touches will make a place easier to rent, even at the low end. They don't have to cost much. I had to redo a wall, and I set a few glass blocks into the wall and changed the doorway to an arch. It cost very little and everyone who looks at the place comments on how much they like it. It didn't cost much over \$100, and it is something that it is hard for tenants to break unless they are on a real destructive rampage.

*These tips are from contributors to the MrLandlord.com website and newsletter. For a free sample newsletter, call toll-free, 1-800-950-2250, or visit their informative website at [mrlandlord.com](http://mrlandlord.com) to register to win a free landlording book.*