

MRLANDLORD.COM Tips on Management
How to Rent that Vacancy Faster!
By Jeffrey Taylor

**12 High Impact Amenities When
Upgrading a House to Rent or Sell**

- New appliances
- New light fixtures
- Ceiling fans in bedrooms
- Upgrade the bath and kitchens with fancy faucets/fixtures
- Granite tile on the countertops
- New mailbox
- New blinds in every room
- New base boards for older properties
- New doorknobs and hinges on cabinets in kitchen and bath
- Shower/tub combo with frameless glass surround or some spray jets
- Spruced up front porch or backyard patio/deck area (free of all debris).
- New front door! (or at least new brass kickplate on bottom of door)
- Paint chipped sinks or old bathtubs (if budget is tight and not replacing)

Rent it Faster by Making Rental "Dog Friendly"

Landlords often complain about their rentals being vacant for months, but they keep on doing things the "old" way. I just had a move-out and re-rented it in just three days. The guy across the street from me has been trying for four months and no luck. Why me and not him? His rent is \$50 over market and the big thing is my properties are "dog friendly". I allow dogs (no pits or rottts) and put a dog run in each backyard that only cost me \$100. I have no carpet in my rentals, only tile. So the dogs can't destroy the tile. The dog run makes the phone ring off the hook.

Check Online Court Records

I would really encourage landlords to see if public information is available online in your state to be able to check pending court action on individuals (Try googling: "Your State" Online Court Records).

Just this week alone, I have had three applicants who made sufficient verifiable income and all said they have never been served a late notice on the application. However, when I pulled pending and updated court information on them, two had been served a writ within the last week at their current residence and one had a court date scheduled for the end of this month. I guess they were all trying to move before any of this showed up on their credit report. And, of course none of them actually had their true current residence on their application, instead stated that they were living with a relative.

**Don't Stop Marketing Your Vacancy
Until You Have Money and Signed Lease**

Wisdom from an experienced landlord and property manager: Do NOT stop marketing your rental until you have a SIGNED lease and money for deposit and first month's rent

from rental applicant. And yes, that means getting the signed lease even weeks before the resident moves in. Getting the lease signed for the anticipated move-in date and money in bank should ALWAYS be the goal.

Many landlords mistakenly stop marketing their rental simply and because someone gives a deposit for a future move-in date. ***The problem is that often, for various reasons, the applicant does not move-in on that date, and now the landlord has to start all over again trying to fill the vacancy and valuable time has been lost as the house continues to sit empty.*** Even if someone gives a deposit, do NOT just sit, and hope the applicant is able to move-in weeks later as promised, keep marketing. If someone truly wants you to "hold" a place, have them give required money and come in and SIGN the lease based on the anticipated move-in date. There's no excuse for simply holding a place "without" a signed lease. That's why it's called LEASING!

These tips are shared on MrLandlord.com website and in the Mr. Landlord newsletter from website contributors, Jeffrey Taylor (founder) and real estate authors featured on the site. To receive a free sample of the Mr. Landlord newsletter, call 1-800-950-2250 or visit their informative website at MrLandlord.com, and learn how you can receive a free landlording book.