



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

By Michael Boyer Attorney



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

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.

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Editorial Review

Review

"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."

-- 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 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

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).

Users Review

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Juan Elam:

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Scott Bush:

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