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First-Time Landlord: Your Guide To Renting Out A Single-Family Home

First-Time Landlord

Your Guide to Renting Out
a Single-Family Home

by Attorney Janet Portman,
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Synopsis

Here is Landlording 101 for new rental-property owners who are first-time landlords as a result of an inheritance, a divorce, a move to a new house, buying a duplex and renting out the extra unit, a purchase for a family member (an elderly parent or college-student child), or buying a rental property as an investment. Many listeners who could use this audiobook are not only first-timers but accidental landlords who took on the task because they inherited a property or couldn't sell their house at a decent price and so are renting it out. This book is for the millions of people who rent out single-family homes and condos (not multi-unit apartment buildings) while typically balancing a day job with landlording responsibilities. The intended audience is novice landlords who need basic business and legal advice on renting out and managing rental properties - a different audience from landlords who consider themselves professional real-estate investors.

Book Information

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Customer Reviews

I've reviewed three Nolo books now and all three have done a wonderful job of translating complicated legal mumbo-jumbo into readable material regular folks can understand. They may not replace the advice of a lawyer in my opinion, but perhaps I'm just a wimp. I was a little apprehensive of a book publisher of this caliber teaming up with USA Today as I consider their newspaper the sort of thing people read when they don't want to learn anything. Still, in a strange way, the combination works rather well. Nolo provides the information and the pages are sprinkled with interesting factoids or Snapshot Pictures to keep the material from getting too dry and putting you to sleep. It makes the entire book reader-friendly while still providing a valuable source of info. Here are the different chapters: 1. Is Owning Rental Property for You? 2. Landlording with Family or Friends 3.

Preparing and Marketing Your Rental Property4. Screening and Choosing Good Tenants5. Preparing a Lease and Getting the Tenant Moved In6. Manage Your Rental Income to Maximize Tax Deductions7. Keeping Things Shipshape: Repairs and Maintenance8. Landlord Liability for Injuries, Crimes, and More9. Dealing with Difficult Tenants10. Hiring a Property Manager11. Exiting the Rental Property BusinessEach chapter has subchapters with specific topics that are easily referenced via the table of contents if you are searching for something specific.Like other Nolo books, First-Time Landlord provides a step-by-step guide to the process of purchasing an investment property from start to finish.

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