'The Blueprint' — follow it

By Anna Bartolotta

t times, rental agreements come together and everything just simply falls into place even without you trying, almost as if luck had a hand in it. Then there are other times where, due to lack of planning, knowledge and/or guessing, it just falls apart in those once lucky hands. There isn't room for error in the maintenance and leasing of your rental, only consistency...

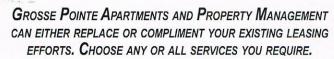
Make your blueprint and follow it.
There are certain laws that must
be followed; there are certain steps
you must take and your own personal
rules obeyed. It is the little things,
done correctly, that will ensure your
experience with that tenant is as
pleasant and as rewarding as you can
hope for.

Here are some pointers to help you start your own blueprint.

- Final water bill. Nobody wants to pay for someone else's water.
- Contact the city. For some strange reason they enjoy knowing who lives in the property.
- Credit pulled on the potential tenant. Don't get burned.
- Required forms signed. Make sure to get them signed so they never need to be looked at again.
- Walk the property. Is everything you wanted done actually done?
- Collection action started on prior tenant. It IS your money, get it.

Your blueprint is an effective tool with one rental or a portfolio of them. Forgetting something small can be just that, small but forgetting anything else could possibly give you a 12-month long migraine.

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