

## COMMON MISTAKES MADE BY OWNER/LANDLORDS

- Not treating your rental like a business.
- Not understanding your role as a landlord.
- Not having reserves set aside withstand an extended vacancy or costly repair.
- Not maintaining the property.
- Not meeting state and local housing codes.
- Renting to friends, friends of friends, family, or friends of family.
- Over-pricing a property.
- Violating the Landlord-Tenant and Fair Housing laws.
- Asking illegal and inappropriate questions during the interview process.
- Using a free, weak, standard lease agreement downloaded from the internet.
- Not pre-screening the tenant before scheduling a showing.
- Selecting a tenant because you like them or because you are anxious to fill a vacancy without doing a thorough screening.
- Making friends with the tenants and getting emotionally involved.
- Not signing a formal lease agreement with your tenant.
- Allowing a tenant to move in before collecting all the rent and deposits.
- Not protecting the tenant's security deposit.
- Collecting a small security deposit.
- Not disclosing latent defects of your rental.
- Refusing service animals or requiring a pet deposit on them.
- No official move-in and move-out walk-through with the tenant.
- Inconsistent rent collection.
- Not addressing tenant repairs in a timely manner.
- Making renter's insurance and option.
- Failing to periodically drive-by or check on the property.
- Delaying an eviction.
- Not enforcing the lease.

If you find you need help or simply have questions, please feel free to contact me. I'll be delighted to assist you.

*Kathy Pecora*