The Complete Guide to Your First Rental Property: A Step-by-Step Plan from the Experts Who Do It Every Day

Teri B. Clark

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You are ready to take the plunge and begin investing in your first rental property. Congratulations, but now what do you do? You do not have to go it alone with this new comprehensive book that will guide you step-by-step upon the road to the financial success you desire.

Investing in rental properties is one of the safest and smartest investments you can make. Real estate appreciates at a rate far greater than the rate of inflation, builds equity, provides a steady return on investment, provides cash flow, and can offer substantial tax benefits. With the sound guidance in this book you will be able to add to your monthly income, build equity and if you wanted to, retire comfortably and EARLY.

Rental property investing is a perfect part-time business because real estate is a business where the assets appreciate and cash flow is generated even when you are absent. The book contains over 25 forms that you will need in your business and an excellent section on the use of the Internet and computerizing your business.

The book covers property selection, tenant selection, inspecting premises, marketing and advertising of property, showing the property, tenant application, credit verification, employment and income verification, reference verification, lease agreement, deposits, walkthrough with tenant, collection of rent, late notices and collecting fees, statements, owner's proceeds, tenant complaints and requests, repairs, use of contractors, compliance with state and local regulation, property inspection after tenant leaves, deposit refund, accounting and computer software, income and expense, depreciation, a special section on using computers and the Internet, landlord tenant laws for all 50 states, federal housing regulations and disclosure information, legal issues, real estate terminology, techniques, advice, real estate management tools and software. Includes over 25 forms for use in the business.

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