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used by professional property managers.

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15-Point Tenant Screening Checklist

1	Verify the applicant's identity and current address.
2	Check for any criminal history, particularly related to drug offenses or violence.
3	Review the applicant's credit history for signs of financial instability.
4	Confirm the applicant's employment status and income level.
5	Obtain references from previous landlords or employers.
6	Check for any eviction records or past legal issues.
7	Verify the applicant's social media presence for any red flags.
8	Conduct a background check on the applicant.
9	Review the applicant's rental history for any past problems.
10	Check for any outstanding debts or judgments.
11	Verify the applicant's current income against the rent amount.
12	Obtain a letter of recommendation from a previous landlord.
13	Check for any signs of drug use or substance abuse.
14	Review the applicant's driving record for any accidents or violations.
15	Conduct a final review of all information gathered.

The 3 Red Flags That Predict Problem Tenants

Gaps in rental history - Frequent moves or long periods of unemployment.

Income that barely clears the 3x threshold - Rent is more than 30% of the tenant's gross monthly income.

A previous landlord who is vague or slow to respond - Lack of communication or delayed responses to inquiries.

Lease Template — What to Include

1	Define the term of the lease and the renewal options.
2	Specify the rent amount, due date, and payment method.
3	Outline the responsibilities of the tenant regarding property maintenance and cleanliness.
4	Detail the rules regarding pets, smoking, and alcohol consumption.
5	Include provisions for early termination and subletting.
6	State the consequences of non-payment of rent or lease violations.
7	Provide information on the landlord's contact details and the process for reporting issues.
8	Include a clause regarding the handling of disputes and the jurisdiction of the lease.
9	Specify the conditions for the return of the security deposit.
10	Include a clause regarding the assignment of the lease.
11	State the conditions for the termination of the lease.
12	Include a clause regarding the handling of the property at the end of the lease.
13	Specify the conditions for the renewal of the lease.
14	Include a clause regarding the handling of the property during the lease.
15	State the conditions for the termination of the lease.

State-specific requirements vary

— TX, FL, and CA each have different security deposit caps and notice periods. $K \neq \sim \cup$
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