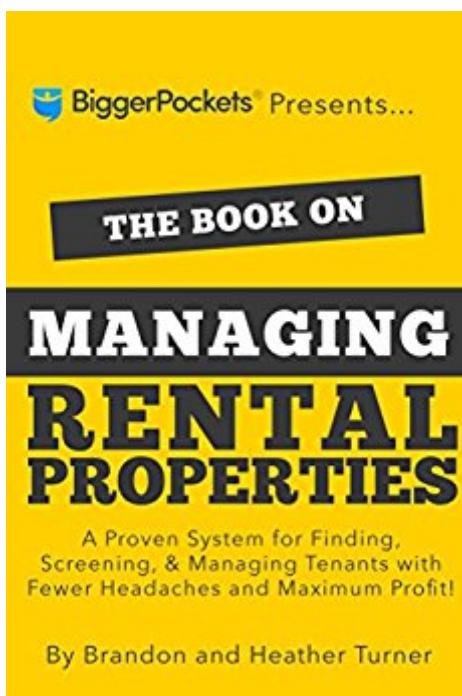


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# The Book On Managing Rental Properties: A Proven System For Finding, Screening, And Managing Tenants With Fewer Headaches And Maximum Profit



## **Synopsis**

No matter how great you are at finding good rental property deals, you could lose everything if you don't manage your properties correctly! But being a landlord doesn't have to mean middle-of-the-night phone calls, costly evictions, or daily frustrations with ungrateful tenants. Being a landlord can actually be fun IF you do it right. That's why Brandon and Heather Turner put together this comprehensive book that will change the way you think of being a landlord forever. Written with both new and experienced landlords in mind, The Book on Managing Rental Properties takes you on an insider tour of the Turners' management business, so you can discover exactly how they've been able to maximize their profit, minimize their stress, and have a blast doing it! Inside, you'll discover:- The subtle mindset shift that will increase your chance at success 100x!- Low-cost strategies for attracting the best tenants who won't rip you off.7 tenant types we'll NEVER rent to "and that you shouldn't either!- 19 provisions that your rental lease should have to protect YOU.- Practical tips on training your tenant to pay on time and stay long term.- How to take the pain and stress out of your bookkeeping and taxes.- And much more!

## **Book Information**

File Size: 4217 KB

Print Length: 456 pages

Publisher: BiggerPockets Publishing, LLC; 1 edition (December 2, 2015)

Publication Date: December 2, 2015

Sold by: Digital Services LLC

Language: English

ASIN: B018W8HSP6

Text-to-Speech: Enabled

X-Ray: Not Enabled

Word Wise: Enabled

Lending: Enabled

Enhanced Typesetting: Not Enabled

Best Sellers Rank: #20,366 Paid in Kindle Store (See Top 100 Paid in Kindle Store) #7 in Kindle Store > Kindle eBooks > Business & Money > Real Estate > Investments #29 in Books > Business & Money > Investing > Real Estate #49 in Books > Business & Money > Real Estate

## **Customer Reviews**

(I own both the print and Kindle versions) -- I already own a few rental properties and have been a

faithful student of Bigger Pockets for while, so most of this information is already familiar to me. I can do people, I can do process, I can do deals - these all involve words. The greatest thing for me, then, is the chapter on record keeping and the nuts and bolts of business details.

Accounting/bookkeeping makes my head spin, and I really need the step-by-step instructions on a way to set up an office (or desk just for business), organize my files, what to enter into the books and when. I'm still not there all the way (maybe I make it more complicated than it has to be?) but I feel like I now know where to start with getting the piles of paper off my dining room table. Also good to know -- another review lamented the lack of the clickable Table of Contents in the Kindle version. True enough, the TOC at the beginning of the book is dead, but turns out there's a clickable one at the end of the book. Not ideal, but useful if you know it's there. In addition (Brandon & Josh, pay attention!) at least in my Kindle copy, there's not a single form, not an image, not a link, not a nothing. There's an endless repetition of the disclaimer that goes with every form, but no forms. It's not a big hassle to download the forms from Bigger Pockets, but it's a weirdness that should and could be addressed.

While the book itself is fine, it's mostly common sense and the kindle format of the book is not worth the purchase price. The tables and charts in the Kindle version are difficult or impossible to read, and the "bonus book" which contains material referenced constantly throughout the book is not included for those who purchased it through (presumably to force you to purchase it on their website instead).

Purchased The Book on Managing Rental Properties back in April 2016 and have read it two or three times and find myself using it as a reference guide. I have owned rental property since the late 1990s and thought I knew all there was to know about managing rental property. I was wrong. This book offers a new perspective and practical advice. The book is absolutely correct -- "No matter how great you are at finding good rental property deals, you could lose everything if you don't manage your properties correctly!" There are so many great tips that can be gleaned from reading this book:  
\*\*Potential Tenant Questionnaire  
\*\*Tenant Referral Bonus \$100  
\*\*Recommendation on a tenant's rental income should be equal to at least three times the monthly rent  
\*\*Tenant Qualifying Standards  
\*\*Anyone over 18 years of age must fill out an application if they live in the residence (very good advice)  
\*\*How to get your property ready to rent  
\*\*Fair Housing Laws  
\*\*How to market your property to get the most qualified applicants  
\*\*The application process and why it is important to do a background and credit check -- red flags to look for  
\*\*How to manage tenants and every day

transactions.\*\*The world of contractors and how to deal with them.\*\*Organizational structure of the rental property business\*\*The landlord businessBeing a landlord is not an easy job if you are not well informed on "how" to manage rental property. I found this book to be a very comprehensive book on managing rental property. I have since purchased additional books from these authors and those associated with the Bigger Pockets website.

Wow! The amount of information you can pack into ~500 pages is incredible. This book solidified concepts I knew a little about and opened me up to new ideas I hadn't considered before. I was lucky enough to get an advanced copy of the book and I have to say there are a lot of books out there on land lording and property management. What separates Brandon and the Bigger Pockets team is they appeal to all levels of expertise. This book has food for the novice and advanced investor. One I would DEFINITELY recommend revisiting and referencing every couple of months.

Without years of experience I would never have known just how much there is to managing rental properties. This book drastically shortens the learning curve and curtails critical mistakes saving you immeasurable amounts of time and money. Written from the perspective of Brandon Turner and his wife Heather Turner, this book will walk you through the process of designing your rental investments to run as a business rather than a hobby. Included in the book are charts, graphs, example forms and memos, and countless insight from Brandon, Heather and many other investors in the industry. Leaning on the Biggerpockets site and podcasts, Brandon and Heather are able to de-mystify rental property management.

This book is like the encyclopedia for managing rental properties. There is so much to consider when it comes to managing your rental properties. The book is easy to read and easy to understand for the novist and seasoned investor. Great book!

It's not often I say this about books, but this book is impressive. Everything you need to know about rental properties and how to manage them is covered: tenant selection, making sure they pay on time (without hating you for reminding them), info about leases and so much more. It's a long read, but it's long for good reason. The information provided and the topics discussed are all relevant and happen all the time. I've experienced it myself and used the info from this book to help me out. If you ever find yourself with a rental property and need advice on how to manage it, then this book will go a long way towards making your life a lot easier.

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