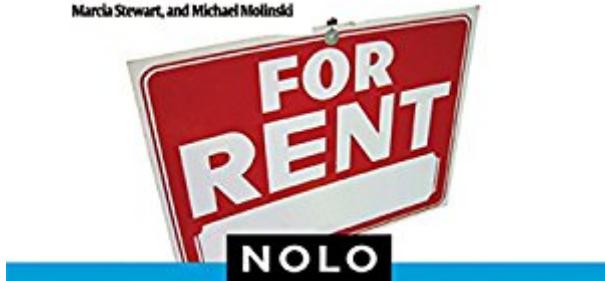


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# First-Time Landlord: Your Guide To Renting Out A Single-Family Home



by Attorney Janet Portman,  
Marcia Stewart, and Michael Molinski



## **Synopsis**

Here is Landlording 101 for new rental-property owners who are first-time landlords as a result of an inheritance, a divorce, a move to a new house, buying a duplex and renting out the extra unit, a purchase for a family member (an elderly parent or college-student child), or buying a rental property as an investment. Many listeners who could use this audiobook are not only first-timers but accidental landlords who took on the task because they inherited a property or couldn't sell their house at a decent price and so are renting it out. This book is for the millions of people who rent out single-family homes and condos (not multi-unit apartment buildings) while typically balancing a day job with landlord responsibilities. The intended audience is novice landlords who need basic business and legal advice on renting out and managing rental properties - a different audience from landlords who consider themselves professional real-estate investors.

## **Book Information**

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## **Customer Reviews**

Briefly, I was sort of thrown into a situation where I was suddenly a landlord of 8 properties (I know, sounds strange, but true). I had to quickly get up to speed on what was required of me, what I should require of my tenants, what I needed for insurance, etc. I found this book at my local library and liked it so much that I purchased it so I can keep it handy. It's very easy to read and explains things from the ground up. It also discusses the pros & cons if you're thinking about buying rental properties but haven't yet (I skipped that section because I was already neck-deep in properties). I highly recommend this book, and the NOLO website has also been extremely helpful.

We had previously rented property and used a management company. Although they did fine overall, we were not happy with many things. This book covers the things that we really needed to know.

This is like a very informative webpage inside a book. Short, succinct, and summarized. Perfect for a new or inexperienced landlord. Sometimes you just need a short book with all the key points listed (such as what you're responsible for, how to avoid getting sued, etc.).

A good guide to almost everything you need to consider for renting out a house. The only shortfall, really, is the lack of discussion about raising rents -- a tricky topic especially for a first-time landlord. The authors should consider an additional book, on the topic of renting out part of your home -- like a mother-in-law unit or a room. The issues are similar but with some details that worry would-be landlords.

good purchase

Became an unintentional landlord (needed more space/better schools for the fam, no luck selling our condo), so I needed a crash-course on the basics. This book has been very helpful for getting an overview of what all's involved, including tax issues, handling money, how to treat tenants, etc. Solid book for beginners, and then you can dig into topics on your own, or get help (from tax preparers, etc).

Good book if you are a new on this matter, but if you need something more or you already know the business get another book, this one is just the basic, great for beginners.

Great book for a new landlord. Keeps you informed of things you otherwise would not have thought of. Luckily, I've not needed it lately as I've gotten done good tenants in there that have been in the property coming up on three years.

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