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The weekly newsletter that ups your landlord game.

January 13, 2023

## COMMUNITY CONVERSATIONS

There are several reasons why a renter might need to end their lease agreement early, whether they're relocating for a new job, moving closer to family, or purchasing a home.

Some landlords allow a 30-day notice and a termination fee equal to a month's rent, while others require a longer notice period or a heftier fee.

## Have you had a renter break a lease, and what were the terms you enforced for early termination?

[Submit Your Story](#)

## IN THIS WEEK'S NEWSLETTER

Speaking of big changes, is growing your property management portfolio one of your goals for 2023?

In this week's installment of TheKey, we discuss portfolio loans as a financing strategy, tech tools that will help you keep your resolution, and the U.S. housing market's 'new normal.'

## FEATURED ARTICLE

# What You Ought to Know About Rental Portfolio Loans

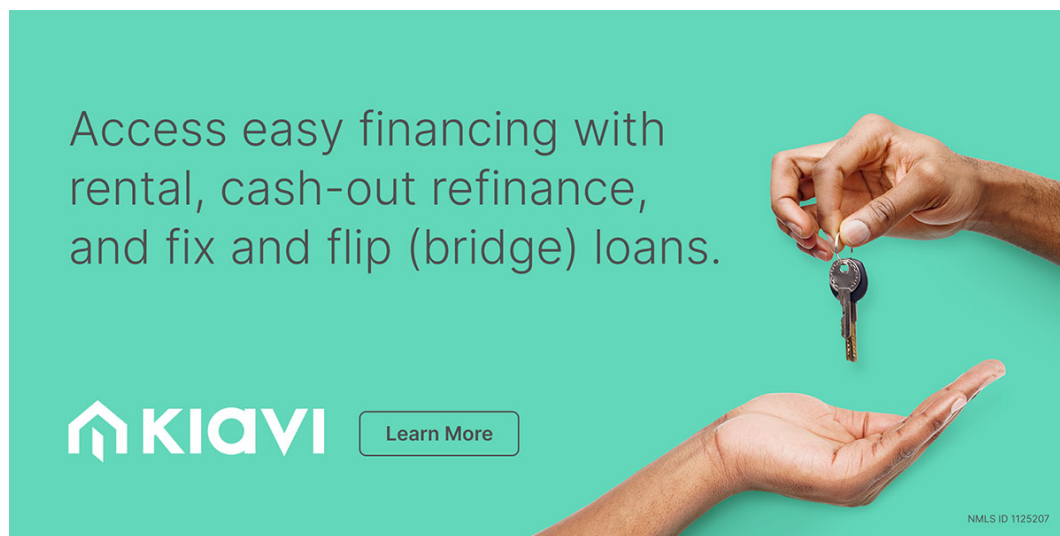
A portfolio loan is ideal for those with five or more rental properties. This type of financing arrangement allows you to **aggregate your properties under a single portfolio umbrella** - meaning you'd only have one monthly payment to worry about.

There are other perks too, like:

- Easier qualification since you have an established relationship with the lender
- Customized loan terms
- Optional mortgage insurance
- Less-strict property condition requirements

But you may face higher interest rates, fees, or penalties. We weigh the pros and cons of portfolio loans in this week's article.

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Access easy financing with rental, cash-out refinance, and fix and flip (bridge) loans.

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## 3 Tech Tools to Grow Your Rental Property Portfolio

Work smarter to streamline your business and boost your bottom line.

## [The Unexpected Perks of Automating Your Rental Accounting](#)

Take back your free time by automating your rental property accounting.

### RENTAL INDUSTRY ROUNDUP

▼ Pending home sales in U.S. [drop to lowest levels in seven years](#)

🏠 Build-for-rent is a [bet on the 'new normal'](#) housing market

🏠 U.S. homeowners with a mortgage on average [gained \\$64,000 of equity](#) in 2022

### LET US KNOW

**What did you think of TheKey this week?**

Hated

Neutral

Loved

This week's newsletter was crafted with care by Krista Reuther,  
Samantha Yadav, and Maureen Cousineau. Editing by:  
Jonathan Forisha.

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