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The weekly newsletter that ups your landlord game.

January 27, 2023

## COMMUNITY CONVERSATIONS

Whether your tenants have friends coming over for the weekend, family in town, or a sleepover with a significant other - there are going to be visitors in your rental on occasion.

Having extra people in the unit could mean higher utility bills and an increase in wear and tear. While **many lease agreements allow visitors in the rental for three to five consecutive nights** per month, some lease agreements don't say anything about guests at all!

*So, what about you?*

## Do you allow visitors in your rental, and what does your lease agreement say about how long they can stay?

My guest policy states...

## IN THIS WEEK'S NEWSLETTER

From visitors to inherited tenants, we're focusing on the human aspect of landlording in this week's edition of TheKey.

We also touch on what you can charge regarding ESAs, how to support disabled tenants, and the impact ADUs could have on the national housing stock.

## FEATURED ARTICLE

## Inheriting Tenants: The Landlord's Complete Playbook

*What if you could skip over a costly vacancy cycle by buying an occupied rental property?*

It may sound too good to be true, but these deals are out there - although you should take heed. There are certain obligations you'll need to uphold and documents you'll need to keep the property running smoothly.

In this week's article, we discuss:

- Questions to ask before making the property purchase
- What happens with the previous lease
- What you owe your new tenants
- The pros and cons of purchasing an occupied rental
- The documents you must request from the previous landlord

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## LANDLORD SPOTLIGHT

## Last week's question:

### *What questions do you have about emotional support animals (ESAs)?*

*"Am I allowed to charge a non-refundable deposit for an ESA?"*

**-Soltan E.**

No, you cannot charge a pet deposit, pet fees, or pet rent for ESAs. If there's damage caused by the ESA, use the tenant's security deposit for repairs. Excessive damage beyond the cost of the security deposit is **still the tenant's responsibility**, regardless of their ESA.

#### LANDLORD LEARNING CENTER

### [A Landlord & Tenant's Guide to Renting With a Disability](#)

Roughly one in four Americans is disabled, so it's more important than ever for you to understand how to provide accessible housing.

### [Emotional Support Animal Laws for Rentals: What You Need to Know](#)

ESAs serve tenants with emotional or mental disabilities, but how does that impact your rental property business?

The advertisement is for 'Fair Housing for Landlords' by 'et academy'. It features a dark blue background with a light blue button that says 'New Online Course'. Below this, the title 'Fair Housing for Landlords' is written in large white font. An orange button at the bottom says 'Learn More'. To the right is a video player showing a man in a dark shirt and cap standing in a kitchen. The video player has 'Previous' and 'Next' navigation arrows and a progress bar.

#### RENTAL INDUSTRY ROUNDUP

🐼 Ongoing [battle over rent control](#) continues

👷 ADUs can increase housing stock, but [most are unfamiliar](#)

📉 Mortgage rates in U.S. [drop again in January](#).

## 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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