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The weekly newsletter that ups your landlord game.

March 3, 2023

### COMMUNITY QUIZ

It's nearly tax season, so it's the *perfect* time to make sure you're not leaving any money on the table when you pay Uncle Sam:

If your child is **seven** years old or older, you can hire them without paying FICA taxes.

True

False

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### IN THIS WEEK'S NEWSLETTER

April 15th is on the horizon, and time is running out to get your deductions in place - let alone plan for future returns!

In this week's edition of TheKey, we introduce the latest course from TurboTenant Academy, highlight tax facts, and unpack why the tenant screening process is under federal scrutiny.

## FEATURED COURSE

# 10 Expensive Tax Mistakes to Avoid

73% of Americans said their finances were their top stress in life according to a 2022 Capital One CreditWise survey. *And that stress is only amplified for small business owners, like independent landlords.*

That's why TurboTenant is proud to offer you the **10 Expensive Tax Mistakes to Avoid course!**

Written by and starring IRS Enrolled Agent and Tax Strategist Deltrease Hart-Anderson, this course will help you file your taxes with confidence. Enjoy two hours of self-paced video lessons, including downloadable resources and interactive assessments.

[Learn More](#)

## LANDLORD LEARNING CENTER

### Tax Facts: Renting Out Residential Property

For those looking to dip their toes into tax talks, we recommend starting with this article.

### 10 Ways to Master Your Rental Property Taxes & Accounting

Can't get enough of our Enrolled Agent expert? Check out this free webinar for more tax and accounting tips.

## COMMUNITY CONVERSATIONS

We hear about "problem" tenants all the time - whether they didn't abide by the terms in the lease agreement, misrepresented themselves during the application process, or took on some maintenance tasks on their own.

But we'd like to kick off March with some positive vibes - so tell us your **best** tenant story, highlighting a good experience you had with renters, and share your tips for fostering a positive landlord-tenant relationship!

My Best Tenant Was... >>

## LANDLORD SPOTLIGHT

**Last week's question:** *What do you look at when qualifying applicants for your rental?*

"I run a complete credit report, criminal report, etc., [but first] I ask questions to understand why and how soon they're moving.

I also try to ask about their current landlord to see how that conversation goes. I ask what kind of pets they have. Based on [their] answers, I have an idea of what type of tenant I have on the phone before I even run the reports." -Lily G.

## RENTAL INDUSTRY ROUNDUP

 Tenant background screening checks [under federal scrutiny](#).

 U.S. homeowners [lost \\$2.3 trillion in value](#) since mid-2022

 What does the future hold for [build-to-rent](#)?

This week's newsletter was crafted with care by  
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