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The weekly newsletter that ups your landlord game.

March 10, 2023

COMMUNITY QUESTION

Let's say your most recent tenant has moved out after taking excellent care of the property. But the living room carpet is beyond its life and needs to be replaced.

Many landlords would swap out the carpet while others would choose to improve the property by making the switch to wood flooring or a product like luxury vinyl plank (LVP).

How do you handle flooring replacements in your market? Do you spend less and plan to replace it again in the future, or invest in upgraded flooring that will last longer?

In This Situation, I Would...

IN THIS WEEK'S NEWSLETTER

HIPAA has been a hot topic for a few years, so let's clear the air about what landlords need to know.

In this week's edition of TheKey, we'll help you understand HIPAA as it pertains to your rentals, master remote landlording, and answer the question, *'Why aren't mortgage rates higher?'*

FEATURED COURSE

[HIPAA and Your Rental Property](#)

Management Business

HIPAA, or the Health Insurance Portability and Accountability Act, is a crucial piece of legislation that protects personal health information - so why do many landlords bring it up when discussing tenant screening and emotional support animals?

In this week's article, we unpack:

- Your rights under HIPAA
- The covered entities bound to this law
- Why you're not focusing on the right piece of legislation

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LANDLORD LEARNING CENTER

10 Tips for Being a Successful Remote Landlord

Looking to expand your rental property business beyond your state? This article will help!

3 Unexpected Perks of Automating Your Rental Accounting

Those hoping to boost their ROI should start with the most precious resource of all: their time. Take it back with our tips.

LANDLORD SPOTLIGHT

Last week's prompt: Tell us about your best tenant.

"Michelle lied and withheld information on her application. She had a recent eviction and a pending felony charge about vandalized and missing property related to the same eviction. I would later find out that she had also been an unallowed occupant with one of my other tenants and was the cause of several police-reported disturbances while living with that tenant.

My relations with Michelle were rocky from the start with her

my relations with michelle were rocky from the start with her requesting petty repairs, causing nuisances, and spreading malicious gossip among her fellow tenant neighbors.

I was patient and diplomatic in dealing with her. I forgave her. Her health was failing, and she felt afraid. I listened and comforted her.

We became friends. When she went to jail for her felony, I looked after her teenaged daughter. Financial hardship followed, and I helped her with getting financial assistance.


I was there for her and her daughter as her health continued to fail until she passed away. She became my good friend after over four years. All because I was patient, comforting, and forgave her.

I miss you, Michelle." -Cara C.

RENTAL INDUSTRY ROUNDUP

 Inflation is high, so [why aren't mortgage rates higher?](#)

 [Housing sentiment drops](#) to near-survey lows

 [Renters have more financial incentive to migrate](#) to more affordable metros than homeowners

This week's newsletter was crafted with care by
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