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The weekly newsletter that ups your landlord game.

May 19, 2023

COMMUNITY QUESTION

Yesterday, the TurboTeam hosted the first session of **All About Leases: From Creation to Amendment**, and we're offering a second webinar session next Tuesday.

Joining us is our favorite legal professional, who will answer your lease agreement, addendum, and other logistics questions on [May 23rd from 11 am - 12 pm MT.](#)

What lease questions do you hope we'll cover? Or, if you're already an expert at crafting contracts, what tips do you have for other landlords?

Re-Lease Your Lease Questions

IN THIS WEEK'S NEWSLETTER

We shared a brief summary of the White House's proposed Renters Bill of Rights a few weeks ago, *but you wanted more!*

In this week's edition of TheKey, we're answering the call to give you the lowdown on the *Blueprint for a Renters Bill of Rights*, plus an examination of the state of U.S. lending and what might spike homebuying costs soon.

FEATURED ARTICLE

[The White House's Blueprint for a](#)

THE WHITE HOUSE'S BLUEPRINT FOR A

Renters Bill of Rights

Rental industry experts have been examining the White House's proposed Renters Bill of Rights closely - *but the blueprint is also 19 pages long, which can be hard to slog through!*

In this blog, we break down:

- The five principles proposed by the White House
- Supporting actions they plan to take to bolster these measures
- What landlords can do to stay informed about resulting impacts in their state

[Learn More](#)

Would you like to share your opinion and hear your fellow landlords' perspectives on the proposed Renters Bill of Rights? [Sign up for our Renters Bill of Rights Discussion on May 31st from 11-11:30 am MT!](#)

EXCLUSIVE EVENT

TurboTenant Rent Payments Demo + Chat

Rent payments are many landlords' favorite part of property management - but is your process as easy as can be?

Principal Product Manager Adrian Gutierrez will present our landlord software's rental payment portal and answer your questions on **May 25th from 11-11:45 am MT.**

[Save My Spot](#)

COMMUNITY CONVERSATIONS

Last week's question: Have you ever made a payment arrangement with a tenant?

"We've made payment arrangements with one of our tenants. She has lived on our property since 2005, so we have a long history. She's a self-employed psychotherapist, and there have been times when her income dropped, such as when she got COVID and couldn't work for weeks.

Rather than giving her notice, we advised that we would accept weekly payments with the understanding that we would touch base on a weekly basis. In the three times she has fallen behind, it took between 1-4 months to get fully caught up. Since bank interest rates were almost nonexistent, we opted to waive the late fees, provided she made steady progress.

We realize this method is not a good fit for all tenants, but we always go by the policy that **if our property is reasonably priced and desirable, then a good tenant will strive to preserve the relationship, and therefore their occupancy**. We are pleased to report that she is current in her rent payments. The savings are huge when you consider the cost of eviction, vacancies, cleaning, upgrades, and agency or management costs." - Dustin H.

LANDLORD LEARNING CENTER

[Renters Rights: The Guide for Tenants and Landlords](#)

With all of this talk about rights, do you know what your tenants are entitled to today?

[Fair Housing for Landlords Course](#)

The Fair Housing Act shows up frequently in the *Blueprint for a Renters Rights Bill*. If you don't know it well, you could cost yourself up to \$16,000 in fees for your first offense.

RENTAL INDUSTRY ROUNDUP

🤔 What is the [state of U.S. lending?](#)

🤝 [HUD negotiates agreement](#) with the city of Chicago and community groups to advance environmental justice

😬 U.S. debt default could [spike homebuying costs by 22%](#)

This week's newsletter was crafted with care by
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