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The weekly newsletter that ups your landlord game.

November 3, 2023

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COMMUNITY QUESTION

Gift-giving season is almost upon us. Some landlords choose to give seasonal gifts to their tenants; others don't.

Do you give gifts to your tenants? If so, what are you dropping off this year?

Let Us Know!

IN THIS WEEK'S NEWSLETTER

Inspections serve many purposes, from building relationships with your tenants to protecting your investment.

In this week's edition of TheKey, we'll share free checklists for every rental situation, celebrate National Landlord Day, and offer exclusive lease-building tips.

FEATURED ARTICLE

[Free Rental Inspection Checklists for Every Situation](#)

Whether someone's moving in or you're simply driving by, it's time to make the most of your inspection efforts.

In this week's article, we share downloadable checklists for:

- Move in
- Move out
- Routine rental property inspection
- Drive-by visits

[Learn More](#)

HAPPY NATIONAL LANDLORD DAY!



We're excited to celebrate you today! As a landlord, you help build your local community - but more than that, you provide safe, comfortable places for people to call home.

To thank you for all you do, **we're knocking 10% off new [Premium subscriptions](#)** from now until November 5th.

Use promo code **LANDLORDDAY** at checkout to spend less on the same amazing features.

[Claim Your Gift](#)

LANDLORD LEARNING CENTER

[What Is Considered Normal Wear and Tear?](#)

Normal wear and tear is your responsibility to fix as a landlord - so it pays to know what falls under that umbrella.

[All About Leases: From Creation to Amendment](#)

Make sure your lease spells out your inspection expectations. Learn more in this comprehensive webinar.

COMMUNITY CONVERSATIONS

Last week's question: What would you do if your tenant saw cockroaches on move-in day and wanted out of the lease, even though you sent an exterminator right over?

The landlord who posed this question said she offered to re-list the apartment and give the tenant his security deposit back if the unit rented by December.

And readers, you were split on this situation!

Half of you thought the tenant was right to want to back out of the contract; the other half of responses said the landlord had taken care of the situation swiftly, so backing out wasn't warranted.

Keep the conversation going in our Facebook group, Better Landlords.

Join Our Exclusive Facebook Community

RENTAL INDUSTRY ROUNDUP

 [October rental report: the Midwest surges ahead](#)

 [NAR, Keller Williams, and others must pay \\$1.78B after conspiracy ruling](#)

 [Zombie properties in U.S. increase 15.3% annually in late 2023](#)

This week's newsletter was crafted with care by
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