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The weekly newsletter that ups your landlord game.

December 15, 2023

[Upgrade Your Rental Process with Premium](#)

COMMUNITY QUESTION

Do you use a form to document the state of your rental before a tenant takes occupation of the property and after they leave?

If so, what do you call that form?

Let Us Know

IN THIS WEEK'S NEWSLETTER

The vacancy cycle is expensive - so why not skip it by purchasing renter-occupied property?

In this week's edition of TheKey, we explain how to bolster your bottom line by buying occupied property without falling into common pitfalls. Plus, we reveal who is responsible for your rental's smoke alarm batteries.

FEATURED ARTICLE

[Inheriting Tenants: The Landlord's Complete Playbook](#)

Imagine adding a well-performing property to your portfolio without having to worry about finding good tenants.

*You could have that - **if** you find the right deal.*

But be careful. Buying tenant-occupied property requires you to uphold specific obligations and keep specific documentation.

To make the process as smooth as possible, this week's article outlines:

- The pros and cons of purchasing an occupied rental
- What happens with the previous lease
- Questions to ask before making the property purchase
- How to maximize your bottom line

[Learn More](#)

LANDLORD LEARNING CENTER

[Transforming a Multi-Unit Investment Property](#)

Get renovation ideas from Josh Horwitz and Kayla Mahoney of Capital Property Group in this video that breaks down their investment property project.

[Lease Breaking: A Guide for Landlords](#)

Did you miss our webinar all about lease breaking? We explain when you can break a lease, your tenants' rights, and so much more.

COMMUNITY CONVERSATIONS

Last week's question: What landlording topic do you wish you knew more about?

Thank you for all of your responses, folks! We can't wait to deliver your requests in 2024 - but for now, here are some requested topics from our archives:

- [The Landlord's Complete Guide to Eviction Notices](#)
- [ESA Laws for Rentals: What You Need to Know](#)
- [Schedule E for Landlords](#)

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RENTAL INDUSTRY ROUNDUP

💰 [HUD requires OK housing provider to pay \\$300,000 for discrimination](#)

🔋 [Who's responsible for smoke detector batteries in rentals?](#)

🚗 [The most common DIY injuries and how to prevent them](#)

This week's newsletter was crafted with care by
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