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The weekly newsletter that ups your landlord game.

January 19, 2024

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COMMUNITY QUESTION

Some landlords *never* waive a month's rent - others have done it more than once. So tell us - **have you ever waived a month of rent for a tenant?**

Fill Us In

IN THIS WEEK'S NEWSLETTER

Did you know that bed bugs can survive for months without food?

In this week's edition of TheKey, we explain how to prevent (and eliminate) bed bug infestations and share tips to simplify tax season.

FEATURED VIDEO

[A Landlord's Guide to Bed Bugs](#)

Will 2024 be the year of the bed bug?

Not for you - if you watch this quick video and learn:

- How to help your tenants avoid getting these creepy crawlies
- Signs of an infestation
- The best way to take back your property

[Learn More](#)**UPCOMING EVENT**

Real Estate Investment Goal Setting Webinar

January 25th
11 am - 12 pm MT



Setting goals with a group promotes accountability, which can increase your success in the long run. Learn how to make 2024 the year your rental business takes off!

[Save My Seat](#)**LANDLORD LEARNING CENTER**

[Final Chance for 75% Off Rental Accounting](#)

Become your accountant's favorite client by downloading your Schedule E form (and other important tax documents) with intuitive software.

[How to Find a Reliable Handyperson](#)

In this week's [webinar](#), we discussed all things maintenance - and one question that kept popping up was how to find a professional you trust.

THIS WEEK'S EBOOK

Being a landlord isn't easy - that's why you have to be strategic. Our new Getting Started ebook series will help.

Learn how to set real estate investment goals that lead to long-term success in Chapter 1.

Download the Free Ebook

COMMUNITY CONVERSATIONS

Last week's question: **Do you add any unconventional terms to your rental agreement?**

Carl M. said, "I started adding a clause to address chronic late rent. Anyone who has three late payments within a year is given a non-renewal notice and has to vacate at the end of the lease."

Learn more tips and tricks from your fellow landlords in our exclusive Facebook group.

Join Today

RENTAL INDUSTRY ROUNDUP

 [HUD's agreement to increase housing opportunity](#)

 [Inclusive rental communities: fair and safe policy making](#)

 [Top 10 features and amenities today's renters want](#)

This week's newsletter was crafted with care by
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