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The weekly newsletter that ups your landlord game.

January 26, 2024

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COMMUNITY QUESTION

Every landlord has their own unique tenant screening criteria. Riddle us this - **what's THE most important thing you're looking for (or hoping not to find)?**

Fill Us In

IN THIS WEEK'S NEWSLETTER

The only thing better than learning from your mistakes is learning from *someone else's* mistakes.

In This Week's Newsletter segment to be "In this week's edition of TheKey, we introduce the Adventures in Landlording podcast and explain what to do if your tenant passes away in your rental.

FEATURED PODCAST

[Adventures in Landlording](#)

Adventures in Landlording takes the internet's most pressing property management questions and answers them in a lighthearted conversation between industry experts.

This week, we discuss:

- What to do if you fall in love with your tenant (and vice versa)
- If providing an electric radiator counts as providing heat
- Why landlords shouldn't want to keep their tenants poor

Tune In Now

DID YOU KNOW?

More than 20 states require landlords to provide receipts for rent or security deposits.

LANDLORD LEARNING CENTER

[What Happens When a Tenant Dies in a Rental Property?](#)

Though we hope it never happens, you need to know what to do if your tenant passes away.

[Leases for Multiple Tenants: 8 Tips for Landlords](#)

Set yourself (and your tenants) up for a smooth relationship by following these simple guidelines.

THIS WEEK'S EBOOK

Prepping your finances to look as attractive as possible is key to scaling your portfolio, especially as a new landlord.

Learn to fund your property purchase in Chapter 2 of our **Getting Started** ebook series.

Download the Free Ebook

COMMUNITY CONVERSATIONS

Last week's question: **Have you ever waived a month's rent?**

Wow, readers! This question fired up both sides of the fence. With over 70 responses, 37% of you have waived a month of rent before while 63% have not.

That said, nearly every “yes” answer came with an explanation of the situation - you weren’t simply missing out on profit for fun. Many cited specific conditions or hardships that prompted this generosity. For example, CC had a long-term tenant pass away, and they waived the last couple of months’ rent to allow her daughter to find a new home.

This week's newsletter was crafted with care by
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