

# 06



## Move In

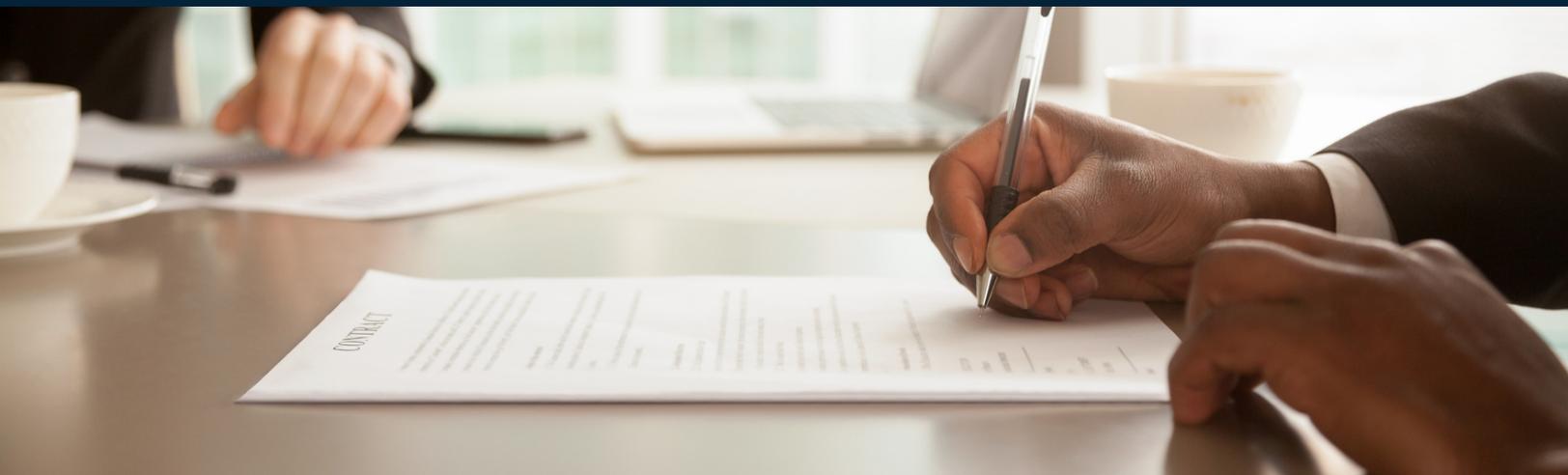
You're about to become a landlord - so let's nail down the documentation you need to prepare for your tenant's arrival.

# Your Lease Agreement

A residential lease agreement is a legally-binding contract that explains the conditions and stipulations in which you'll accept your tenant's money in exchange for housing.

## At a minimum, it should state:

- ✓ The names of all parties involved
- ✓ The lease term (with clear start and end dates)
- ✓ Occupancy rules
- ✓ The property address and location
- ✓ The monthly rent amount (plus late fees, utilities, etc.)
- ✓ The consequences and timeline if rent goes unpaid
- ✓ Included amenities
- ✓ Maintenance and alteration expectations
- ✓ Pets and smoking rules
- ✓ Parking and key information
- ✓ Property access information
- ✓ Who's responsible for which utilities





You AND your tenant are bound to the terms of the lease - so make sure that everyone involved understands what they're agreeing to, even if that means referring your tenants to a real estate attorney. **If you can't stand behind your lease, you shouldn't have anyone sign it."**

- *Krista Reuther, landlord educator*



# Go Above and Beyond

The best lease agreements are robust and include provisions for every imaginable situation.

## Consider adding the following to your lease:

- **An early termination clause:** Explains the consequences of ending the lease, the amount of notice required, and how that notice must be delivered by either party
- **Cleaning expectations:** Outlines how often cleaning tasks are expected to be performed
- **Inspection schedule addendum:** Denotes the frequency of inspections and the amount of notice you'll offer each round
- **Renters insurance requirements:** Details the amount of coverage you require a renter to have, how you'd like to be listed on the insurance policy, etc.



**Pro Tip:** Requiring renter's insurance protects your tenant AND your investment property. [Learn how >>](#)

# Create a Legally-Binding Lease Fast

TurboTenant makes it easy to generate a professional, state-specific lease. [Watch the video breakdown](#) or follow these simple steps:

- 1 Log into your account and navigate to your **Leases** tab
- 2 Add your lease details to TurboTenant, then click **Get a [Your State] Lease Agreement**
- 3 Click on the final **Provisions & Attachments section** when building your lease agreement to enter any specifics you would like to include in your lease - *this will supersede what is written in the lease agreement*
- 4 When you're done, read through the PDF preview of your lease agreement
- 5 Purchase the completed lease agreement
- 6 Either download the lease to print or send it to your new tenant for a digital signature

Lease Agreement between:  
**Lilly Landlord**  
and  
**Timothy Tenant**  
Dated: 02/01/2024

Property Address:	<input type="text"/>
Lease Start Date	<input type="text"/>
Lease End Date	<input type="text"/>
Total Monthly Rent:	<input type="text"/>
Prorated Rent Amount:	<input type="text"/>
Late Fee:	<input type="text"/>

### Lease Agreement Addendum

**Tenants**

**DW**  **LW**

**End Date**  
Will there be a change to the lease agreement end date?  
 Yes  No

**Monthly Rent**  
Will there be a change to the monthly rent amount?  
 Yes  No

# What to Collect During the Lease Signing Stage

You'll need more than just your tenant's signature to kick off your business relationship. **Typically, landlords collect the following before move in:**

- The first month's rent
- Move-in fee
- Proof of renters insurance
- The security deposit
- Parking fees (as applicable)
- Pet fees (as applicable)

Make sure to communicate everything that the tenant will be responsible for (and by what date) ahead of their move-in day.



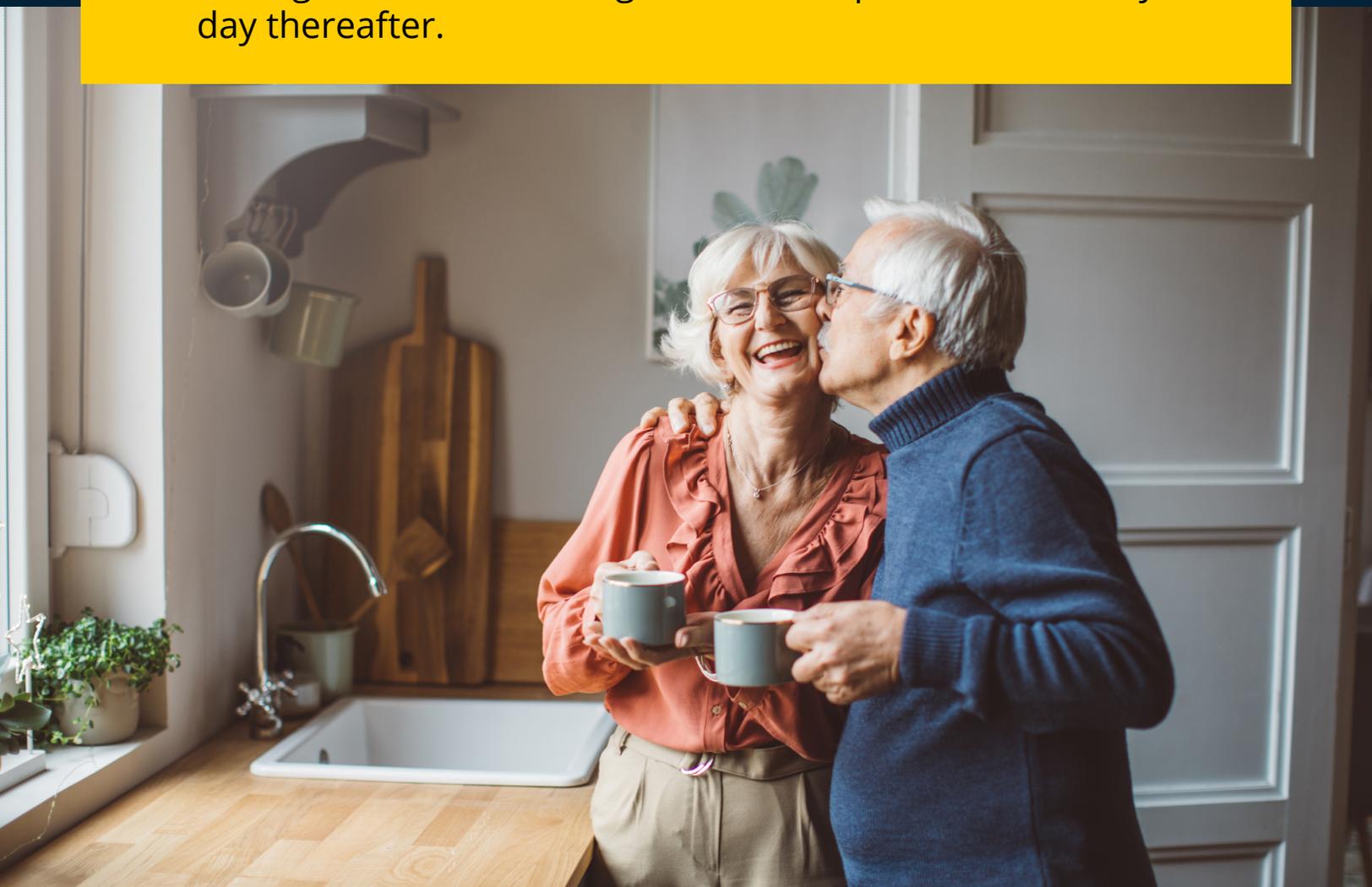
# What You Owe Your Tenants

Though tenants are bound by the rules in your lease, there are strict federal laws that landlords must follow to protect their renters.

## Tenants are guaranteed the right to:

- Safety and security
- Quiet and peaceful enjoyment
- Privacy and confidentiality
- Heat, water, and electricity
- Freedom from discrimination

Keep these rights at the forefront of your rental property management, both during the move-in process and every day thereafter.



# Make Moving In a Breeze

Moving is stressful - but you can make it as easy as possible with a bit of planning:

- Tell your tenant in writing any move-in instructions they should know, like where to park or how to reserve the elevator
- Plan to walk through the unit with the tenant shortly before move in to assess the property's condition together
- Give your tenants a move-in gift, like a bottle of wine or a basket of cleaning supplies
- Make a laminated outline that explains where the emergency shutoffs are located, along with the fire extinguisher, smoke, and CO2 alarms



**Pro Tip:** If you've never conducted an inspection before, don't worry - [our free checklist](#) will make sure you're checking all the right boxes!



We stocked our last rental with **toilet paper, paper towels, and cleaning supplies** - everybody needs them! It was an inexpensive nod to our new tenants, letting them know we want them to be comfortable, and an easy way to kick off our relationship on good footing."

- *Seamus Nally, CEO of TurboTenant*



# About Us

Built by landlords for landlords, TurboTenant's intuitive platform helps half a million landlords streamline their entire rental process for free – whether they have one door or 1,000. More than **600,000** independent landlords nationwide enjoy TurboTenant's free, all-in-one online property management software.

Features offered by TurboTenant include rental applications, tenant screening, property marketing, rent payments, lease agreements, and maintenance management.

[Sign Up Today >>](#)

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