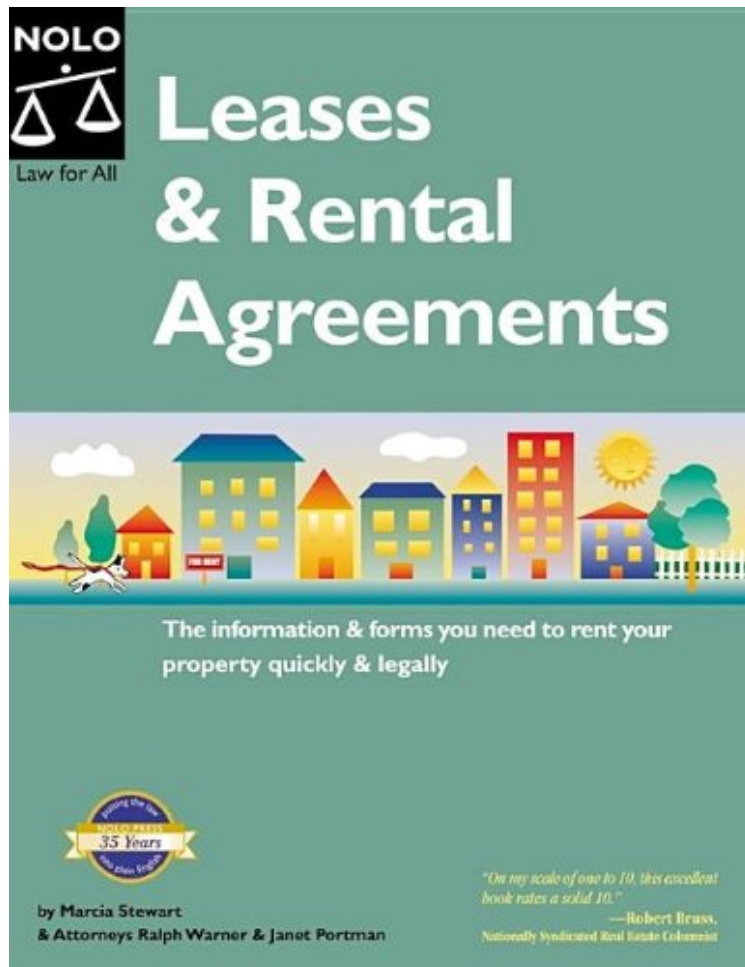


Leases Rental Agreements 6th Edition

Marcia Stewart, Ralph E. Warner, Janet Portman
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Rent your property now with this quick and easy handbook. Here's a quick way for landlords to create the key documents necessary for owning or managing rental property, including a legally valid lease or rental agreement. With this bestselling guide, you'll learn how to: prepare a rental agreement or lease tailor your documents to meet your needs make required disclosures comply with you state's laws on security deposits, privacy rules, discrimination and more check tenant references and credit do a final inspection when a tenant moves out and more Leases Rental Agreements includes tear-out forms (plus step-by-step instructions to fill them out), including a rental agreement, lease, rental application and more. The 6th edition provides updated 50-state legal charts on security deposits, rent rules, access to rental property and more. List of Forms Month-to-Month Residential Rental Agreement Month-to-Month Residential Rental Agreement (Spanish version) Fixed-Term Residential Lease Fixed-Term Residential Lease (Spanish version) Disclosure of Information on Lead-Based Paint or Lead-Based Paint Hazards Disclosure of Information on Lead-Based Paint or Lead-Based Paint Hazards (Spanish version) Protect Your Family From Lead in Your Home Pamphlet Protect Your Family From Lead in Your Home Pamphlet (Spanish version) Rental Application Consent to Background and Reference Check Tenant References Notice of Denial Based on Credit Report Information Landlord-Tenant Checklist Move-In Letter Tenant's Notice of Intent to Move Out Move-Out Letter Table of Contents 1. Being a Successful Landlord 2. Preparing a Lease or Rental Agreement A. Which Is Better, a Lease or a Rental Agreement? B. Completing the Lease or Rental Agreement Form C. Signing the Lease or Rental Agreement 3. Choosing Tenants: Your Most Important Decision A. How to Advertise Rental Property B. Renting Property That's Still Occupied C. Accepting Rental Applications D. Checking References, Credit History, and More E. Avoiding Illegal Discrimination F. Choosing-and Rejecting-an Applicant G. Choosing a Tenant-Manager H. Property Management Companies 4. Getting the Tenant Moved In A. Inspect and Photograph the Unit B. Send New Tenants a Move-In Letter C. Cash Rent and Security Deposit Checks D. Organize Your Tenant Records E. Organize Income and Expenses for Schedule E 5. Changing or Ending a Tenancy A. How to Modify Signed Rental Agreements and Leases B. Ending a Month-to-Month Tenancy C. How Fixed-Term Leases End D. Returning Security Deposits When a Tenancy Ends Appendixes 1. State Landlord-Tenant Law Charts State Landlord-Tenant Statutes Notice Required to Change or Terminate a Month-to-Month Tenancy State Rent Rules State Security Deposit Rules States That Require Landlords to Maintain a Separate Account for Security Deposits States That Require Landlords to Pay Interest on Deposits Attachment to Florida Leases and Rental Agreements (Security Deposits) State Laws on Landlord's Access to Rental Property 2. Tear-Out Forms Month-to-Month Residential Rental Agreement Month-to-Month Residential Rental Agreement (Spanish version) Fixed-Term Residential Lease Fixed-Term Residential Lease (Spanish version) Disclosure of Information on Lead-Based Paint or Lead-Based Paint Hazards Disclosure of Information on Lead-Based Paint or Lead-Based Paint Hazards (Spanish version) Protect Your Family From Lead in Your Home Pamphlet Protect Your Family From Lead in Your Home Pamphlet (Spanish version) Rental Application Consent to Background and Reference Check Tenant References Notice of Denial Based on Credit Report Information Landlord-Tenant Checklist Move-In Letter Tenant's Notice of Intent to Move Out Move-Out Letter Index

From Library Journal Aimed at owners and managers of residential rental property, this new collection of forms and guidelines is designed to help with the creation of leases, rental agreements, and related documents. The authors' legal advice is accompanied by sound suggestions for managing rental arrangements. Stewart and Warner build the documents from the ground up by defining terms, enumerating issues to consider, offering alternative clauses, and highlighting problem areas. In an especially good discussion of choosing tenants, readers will find counsel on advertising property, checking references, and avoiding discrimination. Forms for consent to background check, rental application, and tenant references complete the discussion. The plentiful tables include references to state laws on security deposits, landlord access to rental property, and lists of states that limit security deposits. An appendix offers tear-away forms that cover a number of common landlord/tenant situations. This book works well with the authors' Every Landlord's Legal Guide (LJ 4/15/96), a comprehensive look at state and federal laws governing landlord-tenant relations. Recommended for most public libraries. ?Joan Pedzich, Harris, Beach Wilcox, Rochester, N.Y. Copyright 1997 Reed Business Information, Inc. From Booklist Binding legal agreements are part of every contemporary American's life, and advice on them can be welcome and valuable. Stewart and Warner provide some in a nicely laid out and well-organized guide mostly for landlords. They explain the renting game clearly and with many sample forms (which may tempt some to use the guide as a workbook, so libraries may want to keep a reference copy for single-use photocopying, at least until subsequent editions--legal advice publisher Nolo updates its wares regularly--come out). They promise to help turn the property holder into a successful landlord with useful advice on such matters as whether to prefer a lease or a rental agreement and changing or ending a tenancy. Since they also describe how to avoid illegal discrimination, renters may find the book well worth perusing, too. Indeed, the good overview they afford of all the legal ins, outs, ups, and downs of the landlord-tenant relationship might be the spur that goads balky readers to buy rather than rent. Mike Tribby "A comprehensive look at state and federal laws governing landlord-tenant relations.

Recommended..." -- Library Journal"On my scale of one to 10, this excellent book rates a solid 10." -- Robert Bruss,
nationally syndicated columnist