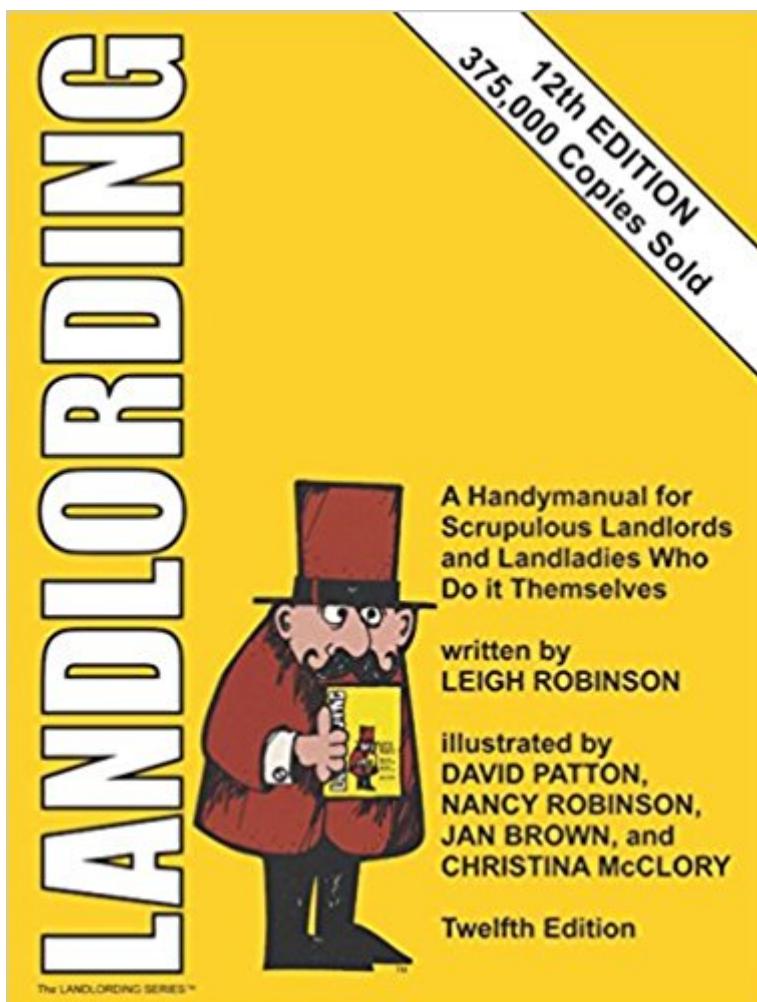


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Landlording: A Handymanual For Scrupulous Landlords And Landladies Who Do It Themselves



Synopsis

This classic book on managing rental property, widely known among landlords and landladies as their bible, has been in print for thirty-nine years, has sold over 375,000 copies, and has twice been selected as one of the top ten real estate books of the year by nationally syndicated real estate columnist Bob Bruss. This latest edition has been thoroughly revised and updated and includes both the eighty-four forms in the previous edition plus TWO new ones. One of the new forms, the Household Pest Control Agreement, puts into words what both landlord and tenant need to understand about their cooperating to deal with household pests, especially bed bugs. The other new form, Automatic Clearing House (ACH) Recurring Payment Authorization, enables tenants to pay their rent through an automated clearing house (ACH), so they needn't bother writing a paper check every time their rent is due. ALSO, new in this 12th edition is a coupon which the first purchaser of the book may use to receive free of charge all of the forms in the back of the book in common computer formats, PLUS a trial version of "Pushbutton Landlording"® • the author's stand-alone program for handling the tenant and income sides of rental property management.

Book Information

Series: Landlording

Paperback: 512 pages

Publisher: Express; 12 edition (July 7, 2014)

Language: English

ISBN-10: 0932956378

ISBN-13: 978-0932956378

Product Dimensions: 8.5 x 1.1 x 11 inches

Shipping Weight: 2.6 pounds (View shipping rates and policies)

Average Customer Review: 4.6 out of 5 stars 41 customer reviews

Best Sellers Rank: #120,065 in Books (See Top 100 in Books) #14 in Books > Business & Money > Processes & Infrastructure > Facility Management #110 in Books > Business & Money > Real Estate > Buying & Selling Homes #163 in Books > Business & Money > Management & Leadership > Production & Operations

Customer Reviews

I like the book. It is really great information you can always refer back to. Here's some thoughts though...It's laid out surprisingly like a textbook, with small fonts and long blocks of text that seem to

stream together. I'm not sure if this was a conscious decision by the author as it seems to be a rambling style of writing, almost as if he's talking straight to you and jumps in and out of the main conversation. Despite this form of writing, it isn't hard to follow and does feel like a conversation between you and him. Just be prepared with lots of sticky tabs, so you can refer back to the nuggets of insight hidden halfway down on a page. They truly are what made the most sense to me, but I'm going to have a hard time finding them quickly as I wasn't prepared with tabs to be able to refer back to. I'm going to have to do a second full read-through, and fortunately I don't mind another read through. I'll probably be doing many re-reads to absorb all the information I can. This book is especially great for those who are still on the fence about landlordship. It will give you hints and tips about what makes a great landlord and how you can avoid making mistakes early on that you will regret later. It will also point out difficulties that most authors or late-night sellers will tell you. It gives factual information that isn't so much a secret in the landlordship process, but ones that tend to be glossed over or even failed to be mentioned at all. I've also purchased and read "Property Management Kit For Dummies", and "Buy It, Rent It, Profit!: Make Money as a Landlord in ANY Real Estate Market". While these books do give you some good information, and a different perspective of landlordship, they tend to gloss over some important bits that "Landlordship" covers in detail. They almost feel like that late-night ware hawker who will give you all the great information you need to know and leave out some important details that you wish you had before jumping in head first. Basically, just enough rope to hang yourself with. Those of you who are wondering if this product contains a cd with all the forms, wonder no longer. This book does NOT contain a cd for your computer. The author made a decision to only allow the electronic forms to those who sent in a redeemable coupon at the back of the book via e-mail. So if you're the first person who purchases this book and cuts out the coupon, you can send it in and receive all the forms and the demo copy of Pushbutton Landlordship via e-mail. Honestly I would have preferred a cd version, so I could always have it available in case my computer crashed or something.

I have several old "Landlordship" books and have found them useful. I decided to buy the 12th edition to see if it has any new information I could use as a seasoned landlady with a multi-unit property. Does it ever! One tip alone saved me from a disaster when one of my tenants complained about bed bugs and showed me the welts from the bites. Normally I'd give him an insecticide and tell him to spray, but I learned from the book that bed bugs aren't like other household pests. They hide and lay their eggs in cracks and crevices, so spraying the ones you happen to find won't kill the ones in hiding. They will multiply and migrate from unit to

unit, sucking blood everywhere they go. If they're not completely exterminated by somebody competent when they first appear, they'll spread and require an entire building to be evacuated and either heated to more than 122 degrees for at least an hour and a half or else tented and fumigated at enormous expense. The book is over 500 pages of good practical advice with a lot of forms thrown in. Some are new, like the Household Pest Agreement that covers bed bugs, and some are old, like the Rental Application Instructions that help applicants understand the rental application and what you do with it. I used to copy the blank forms in the back of the book on a copy machine, but now I don't have to unless I want to. I used the coupon in the back of the book to have them emailed to me free of charge so I can use them with a word processor and a spreadsheet program. I think of this book as "A Guide for Rental Property Owners to Prosperity and Happiness--Dodging Bullets Along the Way," and I'm glad I have a copy of this new edition to consult whenever I need answers to my landlord questions. I'd give the book a lot more than five stars if I could. Since I can't, five stars will have to do.

This is a great book on the subject of property management. It is indexed very well and is a good source for many useful forms related to managing residential real estate. It is not the sort of book you would read straight through but rather one you will return to over and over to lookup topics of interest.

Thoroughly comprehensive, covers every aspect of landlord by oneself that anyone could ever possibly imagine. A must read and a landmark book for all home landlords. Includes forms.

The book is very informative and useful with new rental property. Seller shipped immediately and the book transported well.

Great book, along the lines of How to Keep Your VW alive forever. Very easy to understand, focused on the property management side of the business, but not exclusively. Highly recommend

It's okay. You can find all this info on the internet.

Very informative in general but a little outdated

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