

Tips from Successful Landlords

1. Use the Internet as a resource. It can provide additional samples of applications and leases that you can modify to meet your needs.
2. Make sure you know and understand the landlord rules and regulations for the state of Nebraska.
3. Check background history before renting to anyone. It is important to check credit and references in order to make sure prospective tenants are dependable and responsible.
4. Have inspections before new tenants move in. Walk through the unit with the tenant and keep a record of the shape of the unit and appliances. Have the tenant sign a release stating that he or she is responsible for everything in the unit.
5. Set rules. Put them in print and go over each rule with your tenants. Ask questions and make sure they know that serious consequences could come by not following the rules. Give the tenants a “rule sheet” to keep and assure them that they will be contacted if a rule changes.
6. Stay on top of repair and maintenance needs. Prove that you care about the property and tenants will be more likely to treat it with respect.
7. Get to know your tenants. Respect them and remember that they are your customers. Be sure to let them know that they can contact you if they have a concern about anything.
8. Keep an eye on your property. Yard work and snow shoveling are good ways to keep in touch and help you learn what is going on with your tenants.
9. Inform ALL tenants to contact you immediately when something goes wrong. Remember that not all tenants will speak up if there is a problem, so try to check each unit at least twice a year. Offer a fixed price list to tenants so they are aware of how much particular items cost if left unfixed, damaged, or not replaced.
10. Try to resolve conflict with tenants promptly. If problems arise with or between tenants, meet with them and see if an agreement can be made.