



Top 10 Ways to Avoid a Bad Tenant

1. Curb Appeal. First impressions say a lot to quality tenants. **There is no point in advertising an unclean or unappealing property.**
2. Advertise. Advertise. Advertise. Placing your property on Craigslist.com and a few other websites will not be enough in today's rental market. **You don't want to find a tenant.** You want to find a well qualified tenant.
3. Pick up the phone and show your property! Be available to answer calls 7 days a week, particularly evenings and weekends as that is when tenants are more likely able to call you.
4. Do not negotiate over the phone. If you do, you will show before they even meet you that you are a pushover.
5. Show the tenant you mean business. Have a quality application ready for them to fill out at the showing of the property. **Let them know you have other interested tenants.**
6. CHECK REFERENCES. **Don't be lazy.** It could cost you.
7. Either collect a higher deposit (notice we didn't say last month's rent?) or turn away a tenant with less than desirable qualifications.
8. Hire a professional to have a proper lease current to Florida Statutes made up for you.
9. Have the property in clean condition when the tenant moves in. **Picture the cleanliness of a Marriott or Hilton hotel room.** Rent a room by the night or by the year, there is no difference when it comes to cleanliness.
10. **BE A GOOD LANDLORD.** If a tenant makes a maintenance request, respond in a timely manner. Have a quality vendor show up on time and perform quality work.

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