

## Landlords: Using a Pro-Landlord Lease Agreement is Critical

Kim and I have managed rental property for more than ten years. During this time we have learned many valuable lessons about Landlording. Some of these lessons came the expensive, hard way – from the school of hard knocks. Some lessons came the inexpensive, easy way – from attending Landlording seminars and/or by learning from other Landlords' mistakes.

One of the key topics we have spent a lot of time studying is Lease Agreements. We have learned that there are Lease Agreements and then there are *Lease Agreements*.

Do you know where most Landlords get their Lease Agreements? One of four places: 1) An office supply store 2) A realtor 3) A real estate attorney 4) A politician.

Do you know the one problem all of these Lease Agreement sources have in common? None of them offer a *pro-Landlord* Lease Agreement! Let me ask you a very important question; if you own rental property, are you more interested in equal Landlord/tenant “fairness” or in protecting your assets?

Think of it this way, if you ever have a tenant who doesn't pay his rent, or sets up a meth lab in the kitchen, or decides to raise and train attack pit bulls in the living room, or decides to store all of his kitchen garbage in the basement, would you rather have a passive “fair” Lease Agreement or one that allows you to take immediate action and correct the problem in order to prevent further damage to *your* property?

Don't know about you, but we're voting for the pro-Landlord Lease Agreement that allows us to take immediate action!

The first Lease Agreement Kim and I used came from an office supply store. This Agreement worked great. That is, it worked great right up until the day the tenant decided that she didn't like the wall between the kitchen and the den.

Was I ever surprised when I went by this rental property to do my regular inspection and found that one of the interior walls was gone and the ceiling was ready to cave in – the tenant had knocked out one of the support walls!

How did the tenant react when I told her she had to put the wall back? When I returned to the rental house three days later, I discovered all of the exterior door locks had been changed. When I called the tenant she informed me that our Lease Agreement didn't say she could not make improvements to the property or change the locks. She also informed me that I was no longer allowed to enter her house!

This is the day we learned the value of and wished we had been using a pro-Landlord Lease Agreement.

Yes, we ended up in Magistrate Court. Yes, after a lot of time and considerable expense, we won and evicted the tenant. But guess who ended up paying to have the support wall rebuilt? If

we had just used a Lease Agreement that spelled out ***in English*** what a tenant could and could not do, this mess would probably have been avoided and saved us thousands of dollars.

These days we use our Rock Solid Lease Agreement. It is thirteen pages long, written in plain English, and is the most pro-Landlord Lease Agreement we have ever seen. It is very effective, and over the years has saved us tens of thousands of dollars and many, many headaches.

If you own rental property, be sure to use a pro-Landlord Lease Agreement. Whether you use our Lease Agreement, or one from John Adams ([www.money99.com](http://www.money99.com)), or one from Jeff Taylor ([www.mrlandlord.com](http://www.mrlandlord.com)), or one from Don Beck (I don't know his website address), you owe it to yourself to use a Lease Agreement that is written by a Landlord for a Landlord to protect a Landlord!

If you want to learn more about Real Estate Investing, or about how to be a more effective Landlord, or would like information about North Georgia REIA, our 1,200 plus member Real Estate Investors group that meets monthly at the Holiday Inn in Cartersville, please visit our website at **[www.REIoutpost.com](http://www.REIoutpost.com)**.