

GOOD LANDLORDS



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Staying Informed

By Gary Heath

Could you use a trustworthy plumber or a reasonably priced electrician for a quick project from time to time? How about a deal on some direct bought carpet or a qualified person to install it? Maybe you're thinking of selling or buying some additional real estate, or curious about how much other landlords and property managers are charging for their two-bedroom units in the area?

Well, the best place to find the answers to all these questions and much more can be found on our own Good Landlords Message Board. With over two-hundred local landlords and property managers now a member of our group, a wealth of knowledge and information is available to us all.

Several weeks ago, one of my tenants from a

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small apartment building called to inform me one of the washers wasn't working properly in the laundry room. I called the usual repairman from my list to learn he had relocated to Florida. Reluctant to simply pick a number out of the phone book, I sent an email to our members asking for washer repairmen suggestions.

Before the end of the day, I had names and numbers, along with personal repair experiences, of more than twenty qualified service people for this project.

Please see *Staying Informed* on page 3

Getting the Most from Your Tenant Reports

By Lisa Heath

Getting informative reports on prospective renters in one of the most popular and most used features offered by Good Landlords.



Since our inception, the number of reports provided to our members has grown each and every month. This past December alone, more than

four hundred reports were completed.

Obtaining available information about future tenants allows our members to evaluate the risk of handing a key to an unknown applicant. Accepting new tenants without attaining existing data is a total shot in the dark.

A Credit Report identifies the paying habits of each applicant. Information in our Data Base is furnished directly from previous landlords.

Please see *Getting the most from Your Tenant Reports* on page 2

February Meeting Details

By Gary Heath

During our last meeting, some concerns were raised about unauthorized guest staying in our rental units.

Although I'm sure most of our members don't mind an occasional visitor, things can get complicated if your tenant allows unexpected people to move into the property, particularly if these unofficial residence cause damage or disturbance to other paying tenants.

So what's a landlord to do? During our February meeting, you'll discover the answer to that question.

Maryville Police Chief, Tony Crisp, has arranged a meeting for our members to discuss this issue with

all the local law enforcement agency leaders.

Blount County Sheriff James Berrong and Alcoa Police Chief Ken Burge will join Chief Crisp in an effort to get everyone on the same page for these types of issues.

I hope everyone can attend! Please note meeting location.

February Meeting Date & Time
Tuesday, February 12, 2008
Maryville Municipal Building
Gary Hensley Meeting Room
6:30 pm

[Getting the Most from Your Tenant Reports page 1](#)

Our Public Records search uncovers both criminal and civil actions brought against your potential tenant. Knowing all you can know about prospective tenants is the solution to spending less time in court and acquiring better tenants. Better tenants mean more profits and fewer headaches. Something we all could use more of.

We know when you receive an application from a prospective tenant, you want to get the results of the reports you order from Good Landlords as soon as possible. It's important to us too. It's our objective to process your report request immediately. That's where we need your help!

Faxing a copy of the Rental Application is fine. We'll file it with the report and have it available for inspection from the occasional Equifax Audits. However, the most important form is the Tenant Report Request Form. It tells us who the member is and provides us with the Membership Number, along with the types of reports the member is requesting. Not having this information available, delays the

response time to our members, and can even dislocate the report completely.

While we're on the subject of keeping the wheel rolling efficiently, I feel compelled to mention, "If you can't read it, we can't either."

It's fine to supply the required information to Good Landlords via the Rental Application, but please insure that your applicants write legibly.

Following is a name we received recently that took thirty minutes and eight eyes to translate:

Aptlllew Conspissarror

Since the Social Security number was even less legible than the name, this Report Request is still setting in our pending file.

Our goal is to respond to your report request at once. Your help in making sure we receive the required information in a readable format insures a quick reaction to your request.

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One repairman's name appeared several times so I gave him a call. The repair was completed at once and the cost was more than reasonable.

The Good Landlords Message Board on our web site was created for this type of internal communications. It can provide landlords and property managers with a gateway to hundreds of year's worth of combined experience in working with income producing properties.

Okay, maybe the message board is a bit more complicated than simply signing into the site, but with so many answers available to most any question or situation we can encounter, getting started may be worth the effort. Following is a brief description from Rick, the web site designer, on getting started with the board:

"Ok, the message board has pretty much the "standard" controls that are shared among all popular message board software. There is a document available online from Simple Machines (makers of the board software) that can help a lot... <http://docs.simplemachines.org/index.php>

From there you'll find a HUGE amount of information. One thing to keep in mind is that "members" will have to re-register for the message board the first time they use it, the same login information they use to gain access to the Good Landlords web-site will not work between the two.

I added a second category, called "members only", and it is only available to registered members. The button you're looking for to post a new message is: "new topic" when you're in the topic listing."

I hope everyone will give the Message Board a try.



The Good Landlords Message Board provides a gateway to hundreds of year's worth of combined experience in working with income producing properties.

It takes only a few minutes to sign in for the first time, and you'll never have to do it again.

A Letter from a Local Renter:

"Dear Good Landlords of Blount County,

You're making it real hard for us to find a place to live. A few years ago, Betty and I could move most anywhere in Maryville we wanted to go, but since you all started this non-sense, we're being told we can't live where we want to just because we have been evicted a few times.

I'm in the construction business and Betty don't work much. We both smoke and drink a little beer, and like to eat out a lot. Sometimes we just don't have the money to pay the landlord. Back in the good ole days that didn't matter much. It would take the landlord a few months to get us out and by then we were ready to move anyway. Not having to pay the landlord gave us a chance to save up enough money to buy other things and find a new place to live for awhile.

Because of Good Landlords of Blount County, we are now behind on our Mustang payment and may loose the truck. Betty fell in love with a little house off Montvale Road, but we were told we couldn't have it.

Please take us off your list.

Thank you,
Almost Homeless"

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**Better Homes
For
Better Tenants**

Future Articles for Members Include:

- **Jazz it up! Collecting Top Rents for Your Property**
- **Understanding Credit Reports**
- **Collecting Bad Debts**

We encourage every member to participate in this News Letter by submitting your articles of 400 to 500 words to Good Landlords.

In addition, if you have a particular subject you feel would benefit our members, please forward your ideas to gary@goodlandlords.com.

Thank you for being a Good Landlord!

February Meeting Presents Opportunity

Let's take a moment to consider the opportunities we have available during this month's meeting with the heads of every law enforcement agency in the area. Rarely do we have such an occasion to instantly affect positive advantages for us, the property owner.

In addition to the primary reason for the gathering, dealing with unauthorized people staying at our properties, it presents an outstanding time to open other doors and develop a solution to additional issues that many of us deal with.

Maybe it would be a good time to ask for professional involvement in setting up a neighborhood watch group, or coordinate landlord assistance when serving Detainer Warrants.

Let's all consider this opportunity and be prepared to introduce new ideas at this important meeting. Please remember that this event takes place in the Gary Hensley meeting room and the Municipal Building.



Keeping it Rented

I suppose many of us either do it our self or have a dedicated crew dealing with painting, cleaning and other minor repairs necessary to prepare a unit for our next great tenant. However, from time to time, we all can use an extra hand.

That's were the Good Landlords Unit Preparation staff comes in. Please remember that in addition to providing Prospective Tenant Reports, Good Landlords offers a team of professional painters and cleaners experienced in getting your units ready for the market place. We do it every day.

We understand that an empty unit is not performing as it should; it is not producing an income for the property owner.

Our teams are usually in and out quick, putting your property on the market sooner. If you can use an occasional helping hand, give us a call or drop us an email for more information.