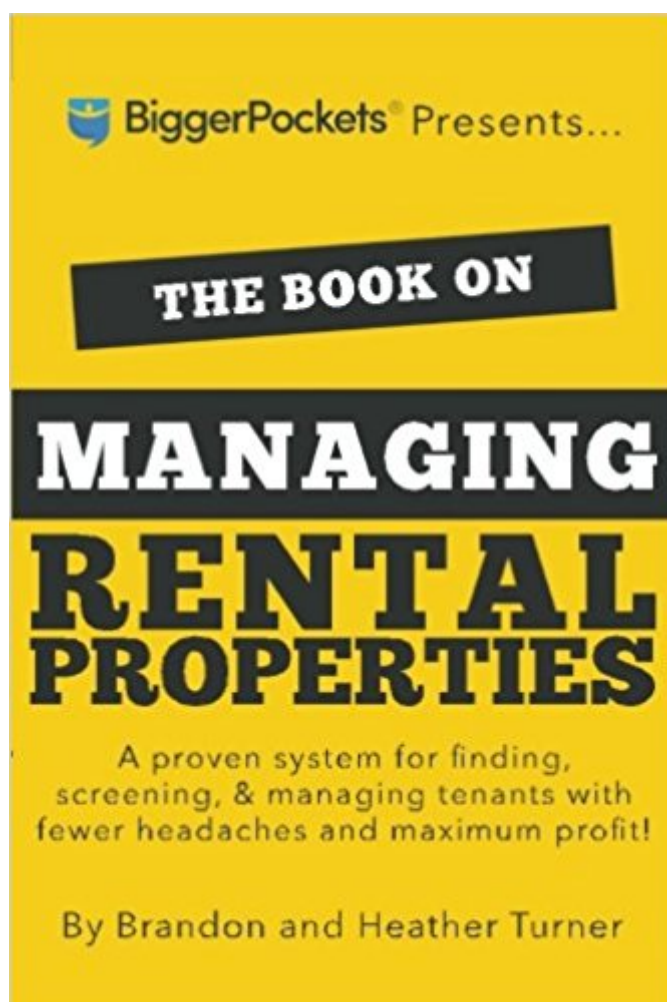


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# The Book On Managing Rental Properties: A Proven System For Finding, Screening, And Managing Tenants With Fewer Headaches And Maximum Profits





## Synopsis

No matter how great you are at finding good rental property deals, you could lose everything if you don't manage your properties correctly! But being a landlord doesn't have to mean middle-of-the-night phone calls, costly evictions, or daily frustrations with ungrateful tenants. Being a landlord can actually be fun IF you do it right. That's why Brandon and Heather Turner put together this comprehensive book that will change the way you think of being a landlord forever. Written with both new and experienced landlords in mind, *The Book on Managing Rental Properties* takes you on an insider tour of the Turners' management business, so you can discover exactly how they've been able to maximize their profit, minimize their stress, and have a blast doing it! Inside, you'll discover:

- The subtle mindset shift that will increase your chance at success 100x!
- Low-cost strategies for attracting the best tenants who won't rip you off.
- 7 tenant types we'll NEVER rent to and that you shouldn't either!
- 19 provisions that your rental lease should have to protect YOU.
- Practical tips on training your tenant to pay on time and stay long term.
- How to take the pain and stress out of your bookkeeping and taxes.
- And much more!

## Book Information

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## Customer Reviews

"I wish I had this book before I made all of my expensive property management mistakes! In this book Brandon and Heather Turner have covered the biggest challenges for landlords and solved each one with nifty, step-by-step systems. I literally gave the information in Chapter 6 on tenant prescreening to my own team and said 'use this!' It's that good."

— Chad Carson,

Brandon and Heather Turner are a husband & wife team residing in Montesano, Washington with their daughter, two Yorkie dogs and two cats. Together they own Open Door Properties LLC, an investment company focused on “value-add” real estate opportunities and self-managing their investments. Brandon focuses primarily on the acquisition, while Heather focuses primarily on the management. Brandon is also the co-host of the weekly BiggerPockets Podcast, the most popular real estate podcast in the world. For more information about The Turners, check out [www.BrandonTurner.me](http://www.BrandonTurner.me) or [OpenDoorPropertiesLLC.com](http://OpenDoorPropertiesLLC.com).

I am thinking about investing in real estate, mostly long term residential rentals. In order to educate myself on the matter, I chose this book based on the reviews. As someone completely new to real estate and that has never owned a property before, I found this book informative. It covers different rental properties, financing, how to estimate costs/maintenance, screening tenants, common landlord problems, etc.

Just getting into the idea of rental properties. This was a great book to answer a lot of questions for beginners. It has a lot of forms and basic info for getting through rough spots as well. We will see how it works when we apply it.

This is a great book especially for someone like myself who is new to managing rental properties. There were some mixed reviews on this book, however I am glad I took a chance. It was very thorough and well written. Every question I had was answered in this book. I love how forms and examples are included and how well covered typical issues were.

This is a great hands-on book for both new and experienced landlords. I'm a new landlord, and it provides practical advice, examples, and downloadable forms to get you started! I highly recommend it!

I am a newer real estate investor and I found this book very helpful! I found ways to improve and create systems in my business.

As a forty year real estate investor, I am very impressed with the team of Husband and Wife, Josh

and Heather Turner, who wrote this book. My Wife has been with me as an investor for all 40 plus years of investing. Heather is headed in that direction from the quality of the book. I highly recommend the book to all real estate investors especially Husbands and Wives who work together with rental properties to build wealth!!

I just finished this book today and it was a great read. It gives me a step by step approach to be a successful landlord in my real estate business. The book covers from before you sign a lease to when the tenant moves out and gives you practical advice / watch outs along the way. I especially like the chapter on keeping your business organized. I would definitely recommend this book to new landlords and real estate investors.

This book is all about process and systems. I loved the step by step detail and access to forms used by Mr. Turner. I learned a ton and I am now comfortable knowing that I know more about managing properties than most of my personal friends whom own real estate.

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