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The weekly newsletter that ups your landlord game.

July 12, 2024

[Manage Your Rental for Free](#)

 **READ**

## [When Damage Exceeds Wear and Tear](#)

Giving past tenants notice that you'll retain a portion of their security deposit to cover damages prevents you from facing a costly lawsuit.

We'll help you get the ball rolling with our free sample letter.

[Learn More](#)

### **LAST WEEK'S QUESTION**

Do you have landlord insurance?

**Tim** said, "Yes, and it saved my behind in the past!"

### **THIS WEEK'S QUESTION**

Do you prefer cats or dogs in your rental? Why?

[Share Your Thoughts](#)

 **ATTEND**

## [Raise Rent With Confidence](#)

There's a lot to consider before raising rent at one of your properties. You'll need to account for the laws in your area, market conditions, and

the alternatives available if a rent increase isn't allowed.

We'll cover each scenario and answer any lingering questions you have **live** in our "How to Raise Rent" webinar on 7/18 from 11 am to 12 pm MT.

Save My Spot

## CALCULATOR

### Prorate Rent in Two Steps

Calculating the prorated rent owed to you can be tricky if your tenant is moving in or moving out sometime before the beginning or end of the month.

Enter a few details into our calculator, and we'll do it for you.

Try for Free

## WATCH

### Earn More With an ADU

Whether you call it a granny flat or an in-law unit, building an ADU on your property can be a great way to earn extra income.

Find out how you can make it happen in this edition of *Be A Better Landlord*.

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