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The weekly newsletter that ups your landlord game.

December 23, 2024

[Manage your rental for free](#)

 **READ**

## [Pay cash, get keys](#)

Some rental situations feel like they're doomed. Maybe the tenant pays rent inconsistently, damages your property, or drives their neighbors up the wall. Rather than committing to a costly eviction process, consider a cash-for-keys agreement.

Cash for keys is exactly what it sounds like: you pay the tenant to return your keys so you can regain control of the property. While it may seem painful at first, it can save you time and money in the long run.

[Learn more](#)

### LAST WEEK'S QUESTION

Are mobile homes a good investment for rental property?

**Harrison** said, "They can be from what I have heard. There are some opportunities in the purchase where you are only paying for land and taxes and you can have your tenants insure the property (trailers) etc."

### THIS WEEK'S QUESTION

If you had \$20k to invest in real estate, what would you do?

[Let us know](#) **WATCH**

## [Unlock billion-dollar real estate secrets](#)

In this special edition of *Be a Better Landlord*, we chat with Brandon Turner, a successful real estate investor and landlord who manages over 13,000 units worth nearly a billion dollars.

In his 20 years of landlording experience, Brandon has learned a thing or two about what makes a rental property business successful. He was kind enough to share those insights with us, and we're thrilled to pass them on to you.

[Watch now](#) **SOFTWARE**

## [Don't rent blind—screen first](#)

If you watched our last interview, you'll understand why screening tenants before they move in is one of the most effective ways to safeguard your property from disaster.

TurboTenant makes the process easy. Invite prospective tenants to fill out their information on a laptop or smartphone, and we'll send you a screening report directly to your inbox with all the information you need to make a sound decision.

[Screen away](#) **LISTEN**

## [Guarantee on-time rent](#)

One of the best ways to remain in the black is to receive your rent on time every month. Seems simple, right? However, some tenants' cash flow can get tight due to gig work or biweekly paychecks, leading to late rent payments.

We sat down with Tony DiBiase, Head of Customer Operations at Livble, to discuss how Livable integrates with property management software to split tenant rent payments. You get paid on time, and your tenant enjoys freed-up cash flow.

[Tune in](#)

Interest rates for your next real estate investment:

<p><b>6.92%</b></p> <p>30-Year Fixed +0.33%</p>	<p><b>6.16%</b></p> <p>15-Year Fixed +0.23%</p>
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Source: Nerdwallet as of 12/20/2024

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