



SHAKER HEIGHTS

Landlord Quiz

(The quiz should not be construed as legal information and is provided for informational purposes only. For specific legal questions, consult your attorney.)

1. If your tenant is late with rent, you can charge late fees if
 - a) payment is more than five days late.
 - b) payment is with an insufficient check.
 - c) the lease contains a provision regarding late fees.

2. Which criterion is most important to qualify a potential tenant?
 - a) prospect's appearance and demeanor.
 - b) the vehicle prospect drives.
 - c) prospect's credit and verified references.
 - d) your first impression.

3. The most successful means of collecting rent is to:
 - a) give tenant a supply of your checking deposit slips to make direct deposits into your account.
 - b) have tenant come to your home to hand-deliver payment.
 - c) supply tenant with a payment coupon book with tear-off receipts and pre-addressed envelopes.
 - d) meet for coffee at your favorite neighborhood cafe.

4. The ideal contribution to your new tenant's welcome packet is:
 - a) a welcome mat.
 - b) your home address.
 - c) information concerning safety, the community, and utilities.
 - d) a bucket, mop, and sponges.

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5. Evictions are most common because of the following:
- a) tenant is engaging in illegal activity on your premises.
 - b) tenant has not paid rent.
 - c) tenant refuses to vacate the premises after legal tenancy expires.
 - d) all of the above.
 - e) none of the above.
6. You can refuse to rent if the prospective tenants:
- a) have children under the age of 10.
 - b) are elderly and you fear for their health.
 - c) of an ethnicity with which you are unfamiliar.
 - d) a couple with two dogs.
7. When a property is leased and sells to a new owner, the lease:
- a) expires immediately.
 - b) remains binding with the new owner until its end.
 - c) is renegotiated and renewed.
 - d) evolves into an automatic month-to-month agreement.

Answers:

1-c: You can charge a late fee as long as both parties consent to this provision in the written lease agreement.

2-c: When making this important business decision, keep subjective feelings and prejudices out of the equation and focus on factors that show whether this prospect has the ability to pay your rent and be a responsible tenant.



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3-c: While (a) sounds convenient, don't make your bank account numbers available to anyone. Providing your tenant with addressed envelopes makes it easy and simple for your tenant to get the rent to you in a timely manner – do what you can to minimize risk.

4-c: While (a), (b), and (d) all sound lovely, give your tenant the tools needed to be responsible, good neighbors.

5-d: Evictions are filed for a wide variety of reasons. Take steps to get the best tenant, and be sure you both understand your rights and responsibilities under the law.

6-d: If you have a *no pet* policy, you can refuse to rent to someone who has a pet. But if a person with a disability asks for a reasonable accommodation for a service animal, you may have to allow it. Choice (a) discriminates on the basis of family status; (b) may discriminate based on disability; and (c) may discriminate based on ancestry or national origin.

7-b: In most cases, the lease will continue even if a new owner acquires the property. However, a new owner can still file an eviction action to remove the existing tenant from the property.

Score:

- All seven correct, you are an experienced landlord!
- Six correct, you *will be* a great landlord!
- Five correct, you could use a little direction. Come see us!
- Four or fewer, you are a terrific candidate for the Landlord Training. Give us a call and we'll let you know when it's scheduled!

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