Legal & Income Protection
# Checklist

SIVEN RENTALS

*ARE YOU PROPERLY PROTECTING YOUR RENTAL INVESTMENT?*

Use this checklist to see where you may be exposed to financial loss, legal liability, or unnecessary stress.

## 🔎 TENANT SCREENING

- [ ] Do you verify income (minimum 3x rent)?
- [ ] Do you run credit, background, and eviction reports?
- [ ] Do you verify rental history with prior landlords?
- [ ] Do you follow Fair Housing laws in your screening process?
- [ ] Do you have written, consistent approval criteria?

## 📄 LEASE PROTECTION

- [ ] Is your lease Florida-compliant and recently updated?
- [ ] Does your lease clearly outline late fees and grace periods?
- [ ] Does it include maintenance responsibility language?
- [ ] Are security deposit terms properly disclosed?
- [ ] Does your lease protect you from HOA violations?

## 💰 RENT COLLECTION SYSTEM

- [ ] Do you have automated online payment options?
- [ ] Do you enforce late fees consistently?
- [ ] Do you send proper notices immediately when rent is late?
- [ ] Do you have a documented eviction timeline process?

## 🏦 SECURITY DEPOSITS

- [ ] Are deposits held in a separate trust account?
- [ ] Did you provide proper written notice within 30 days (Florida requirement)?
- [ ] Do you document move-in and move-out conditions with photos?
- [ ] Do you follow Florida's deposit return timelines?

## 🔧 MAINTENANCE & LIABILITY

- [ ] Do you complete regular property inspections?
- [ ] Do you respond to maintenance within reasonable timeframes?
- [ ] Do you document all repair communication?
- [ ] Do you carry proper landlord insurance?

## 📊 FINANCIAL PERFORMANCE

- [ ] Are you pricing rent based on current market data?
- [ ] Are you tracking vacancy loss?
- [ ] Do you know your true cash flow after expenses?
- [ ] Are you maximizing tax-deductible expenses?

## 🧠 HOW DID YOU SCORE?

0–5 Checked: Your property may be legally and financially exposed.
6–12 Checked: You're doing well, but improvements could increase protection.
13+ Checked: Strong management foundation — but professional oversight may still increase profitability.

## Reminder Notes

*One bad tenant can cost $5,000–$15,000 in damages and lost rent.*

*Outdated leases are one of the biggest legal risks for landlords.*

*Delayed enforcement leads to longer vacancies and lost income.*

*Improper deposit handling can result in penalties and lawsuits.*

*Neglected maintenance increases liability risk.*

*Many landlords underprice their property by $200–$500/month.*

## 📞 GET A FREE LANDLORD STRESS TEST

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