

R.I. Real Estate Investor Group announces a 3-Hour Class:

Landlording in Rhode Island

Nov. 18, 2017 9am-Noon



This will be a 3-hour class designed for beginner/intermediate R.I. landlords - and it will be taught by landlords.

To be held at:

Crowne Plaza Hotel 801 Greenwich Av Warwick, RI 02886

Phone 401-732-6000.

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| Registration: \$30 RIREIG member \$40 RIREG non member | EARLY BIRD SPECIAL until Oct. 31, 2017 \$20 RIREIG member \$30 RIREG non-member |
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- Identify resources to get your landlord questions answered
- Outline Landlord responsibilities
- Outline Screening techniques to weed out the deadbeats
- Identify and access required landlord forms
- How to fill your vacancies with desirable tenants

3 different ways to register:

A. Eventbrite (adds a small processing fee)

<https://www.eventbrite.com/e/landlording-in-rhode-island-tickets-38805484248> *or*

B. Pay at our Oct. 19 meeting *or*

C. To pay by check, mail to:

RIREIG, LLC

863 Hope St.

Providence, R.I. 02906

Outline for "Landlording in Rhode Island"
Nov. 18, 2017 9am-Noon Crown Plaza Warwick

1. You have a vacancy

- a. Determining the rent - do a market survey-be aware of scams the market does not care what your expense are- MLS/zillow/trulia
- b. Marketing-Craigslist-rental agent-zillow-signs-word of mouth-bulletin boards-housing offices-referral from existing tenants
- c. Showing- Show it clean – are the prospects too motivated – are they in a hurry- NOT first qualified prospect – have criteria
- d. Screening-fees-rental application-credit checks-criminal checks- eviction search-employment verification-analysis of finances- cosignor-visit their current residence-rejecting applicants

2. Existing tenants

- a. Moving in- Security deposit-always insist on-limited to one month's rent-no interest paid in R.I.-Asking for First, last, security Unit condition checklist-take photos-write out condition
- b. Overviews of laws
 - i. Fair housing laws-protected classes and not protected classes
 - ii. lead laws-Required 3-hour class-inspection by professional-inspection by you after 2 years
 - iii. Landlord Tenant Law
- c. Leases-lead disclosures-change locks-smoke detectors-fire extinguisher-renters insurance-Late fees-mo to mo or 1 year?
- d. House rules-noise, pools, antennas, pets, smoking, parking
- e. Maintenance-your obligations-access-48 hours notice

3. Move outs, miscellaneous

- a. Raising rent-30 days notice form-Keeping good tenants-the cost of turnover-
- b. Policy at move out-proper notice-return of sec deposit (20 days or written explanation). Withhold for damages and unpaid rent.
- c. Eviction- lawyer is recommended – law is clear, judges can be capricious-don't delay when tenant falls behind-Time frames-5 day demand letter-the stipulation-self help evictions
- d. Alternatives to Eviction-self help evictions-cash for keys-the cost of eviction (lost rent, legal, fix up, vacancy, rerenting)
- e. Section 8- not required – separate lease – inspection – guaranteed rent – lower than market – don't take payments under the table

Instructors:

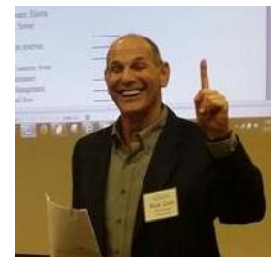
Christopher Cote. In addition to his own rentals, Chris is managing partner of Zen Real Estate Group www.zenrealestategroup.com, a property management and sales company. He has been actively investing in real estate since 1994 and a licensed Realtor since 2006



Jim Murray. Jim is the founder and owner of Lyon Property Management Company www.lyonpropertygroup.com. He has been successfully investing in multi-family real estate since 2012. Jim utilized the house hacking strategy made popular by Bigger Pockets to acquire a portion of his portfolio.



Rick Cohn. Rick Cohn his first rental property in 1978 and has been a full time real estate investor since 1986. Rick began the R.I. Real Estate Investor Group www.rireig.com in 2003. His current focus is on managing his single family rentals and mortgage lending.



If you have more questions you can call Rick at (401) 640-4261