



# Robin Talks Real Estate

## Deciding to Rent Your Home

*Realtor Robin Jones*

Last time we talked about the challenge of selling your home in winter. One alternative is renting your home. Here's some food for thought to help you decide whether to sell or rent:

If your home is in good repair, in a good neighborhood and the mortgage is low or paid off, you're a good candidate to rent. However, you have to decide if you're willing to take on the responsibilities of starting this kind of business.

You are required to provide a safe, well functioning home for your tenants. This includes making sure all the plumbing, wiring and appliances function and that outdoor areas and stairways are safe and comply with local rental laws. You must also be prepared to respond quickly to a tenant's report of a problem.

If you're handy, take on the property maintenance. But eventually you'll have a problem you can't solve or you won't be available. You'll need emergency contacts. Establish good relationships with plumbers, electricians, carpenters, etc.

Tenant screening is critical. Don't trust your gut. Get sample rental applications online. Just in case, find a local attorney who specializes in landlord-tenant issues.

If you can't see yourself taking all this on, you don't have to give up on renting. Consider hiring a professional property-management service if you determine that your rental income will support the added expense.

Just remember, renting your home is a business, not a way to make a quick buck if you're not ready to sell. Think it over carefully.

**Contact Realtor Robin Jones**

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