



More than 60,000 of your fellow landlords use these smart strategies to save time and money when managing their properties. Now you can join too!

## Increase Your Cash Flow and Profits

Reduce time, aggravation, and the full-time headaches of a real estate investor and landlord ... Become a Premium Member of CompleteLandlord.com today! And get a FREE 30-day Trial!

- ✔ Keep up with critical real estate investor and management issues by reading the CompleteLandlord.com Landlord Profit Letter.
- ✔ Screen potential new tenants, 100% of the time - get the best, most complete Tenant Screen!
- ✔ Collect valuable tips and advice from experts by participating in webinars - online conferences led by experts in real estate investing and property management.
- ✔ Find the landlord form you need - customizable leases, applications, disclosures, addendums, inspection and warning notices, etc. Access more than 900 state specific forms.
- ✔ Learn in-depth secrets on key landlord issues - receive Special Reports full of time and money saving ideas on topics including eviction, tenant screening, purchasing foreclosure property, tax planning, and more.

Get all of these free products when you sign up now for a FREE 30-Day Trial of Premium Membership to CompleteLandlord.com!

### 1) FREE Unlimited Access to the CompleteLandlord.com Lease Creation Pro™ and library of 900 state specific forms (\$149 annual value)

With the Lease Creation Pro online tool, simply take the step-by-step interview to create legally sound leases or rental agreements. Or get other state-specific forms such as applications, disclosures, addendums, inspections, warning notices and more! Each developed and reviewed by a team of lawyers and real estate experts. Thousands of dollars worth of forms, and you get FREE access with your 30-Day Trial of Premium Membership!

[Get Your Free Access to The CompleteLandlord.com Forms Library Now!](#)

### 2) FREE Complete Tenant Screen (\$24.95 value)

The majority of landlording hassles are caused by problem tenants. It's reckless to judge a prospective tenant on looks alone. Get your FREE Complete Tenant Screen with your 30-day trial of the Premium Membership, and screen your next applicant with a credit check, eviction records search, criminal background check, terrorist watch list and sex offender reports.

Don't rent your unit without this valuable service!



Claim Your FREE 30-Day Trial, Free Special Report & Free tenant screen today!

Join Now and Start Your Free Trial

### CompleteLandlord Club Forms Library (a partial list) ....

- Agreement to Amend Lease
- Agreement to Mediate and Arbitrate
- Amendment to Lease
- Appliance Inspection/Replacement Schedule
- Assignment by Endorsing on Lease
- Assignment of Lease
- Authorization for Credit Check
- Banking Information
- Changing the Locks Notice
- Collateral Assignment of Lease
- Co-Signer Agreement
- Credit Check and Screening

[Get Your Free Tenant Screen Now!](#)**3) CompleteLandlord.com Property Management SolutionT (\$129 annual value)**

Manage all your rental properties in one place, quickly and easily. This simple and powerful web-based tool immediately streamlines the most time consuming tasks of property managers and landlords. Offering better, more efficient control over service and maintenance requests with real-time feedback to tenants.

**4) FREE Complimentary Issue of the CompleteLandlord.com Landlord Profit Letter**

The CompleteLandlord.com Landlord Profit Letter is the first comprehensive monthly newsletter prepared exclusively for landlords by experienced landlords at CompleteLandlord.com. Each issue brings you money-making tips, local and national landlording news, updates from the world of real estate, zoning, business and more; plus legal bulletins, reader polls, top-ten lists and more.

An annual subscription to the CompleteLandlord.com Landlord Profit Letter alone costs \$89.00, but your sample issue is FREE with your 30-Day Trial of Premium Membership!

[Get Your Free Copy of the CompleteLandlord.com Landlord Profit Letter Now!](#)**5) FREE Special Report: Rental Property Management Secrets for Landlords**

Many landlords have paid \$19.95 for this information-packed more than 50-page report, prepared by the team of experienced landlord at CompleteLandlord.com. It's full of valuable tips on marketing, screening tenants, managing your business, resolving lease issues and more. The information in your FREE report could save you thousands, and it's yours to keep!

[Start Your Free Trial Now!](#)

**Claim Your FREE 30-Day Trial, Free Special Report & Free tenant screen today!**



- Receipt
- Damaged Property Letter
- Demand for Compliance or Right to Possession Notice
- Demand for Rent
- Drive-By Rental Inspection Notice
- Emergency and Nonemergency Maintenance Numbers
- Excessive Noise-First Warning Letter
- Excessive Noise-Second Warning Letter
- Extension of Lease
- Garage/Parking Space Lease Agreement
- Hazardous Materials Check List
- Home Maintenance Schedule
- Household Hazardous Waste Checklist
- HVAC Inspection Form
- Illegal Activity in Residence Letter
- Indemnity Agreement with Landlord
- Itemized Statement Specifying Repairs or Cleaning
- Key Release
- Landlord's and Tenant's Mutual Release
- Landlord's Notice to Vacate
- Lead Paint Disclosure Form
- Lease Termination Agreement
- Lease with Purchase Option
- Lease with Purchase Option - Spanish
- Lock-Out Assistance Receipt
- Major Damage to Public Space
- Marketing Letter to Broker
- Marketing Letter to Local Business
- Minor Damage to Public Space
- Minor/Major Damage to Apartments
- Mobile Home Park Lot Lease
- Mold Addendum
- Monthly Rental Agreement
- Monthly Rental Agreement - Spanish
- Monthly Rental Calculator
- Move Out Letter
- Move Out Reminder
- Move Out Survey
- Move-In Check List
- Move-In Inspection Checklist/Statement
- Move-In Letter
- Move-Out Check List
- Move-Out Inspection Checklist
- Neighbor Complaints- First Warning
- Notice Itemizing Reasons for Retention of Security Deposit
- Notice of Abandonment of Premises
- Notice of Amendment to Rules and Regulations
- Notice of Belief of Abandonment
- Notice of Change in Rent
- Notice of Details of Security

**Dear Landlord:**

Congratulations! You made a smart move by buying rental properties - and diversifying your assets beyond just owning stocks or bonds.

Despite all you hear about the "housing bubble," real estate as an investment trounced the broad markets in most parts of the country over the last few years.

In northern New Jersey, for instance, housing prices in many counties doubled over the past several years. On the opposite end of the country, in Los Angeles, home prices have also more than doubled over the past 5 years -- and in a few LA zip codes, they have tripled.

By comparison, the S&P 500 returned a measly 3.86% gain last year. And from 2000 to 2002, the S&P 500 actually lost money, generating an average annual loss of -14.84%.

Bottom line: as an investment property owner, you are building your wealth much more rapidly - and safely -- than your friends and neighbors who aren't savvy enough to invest in real estate like you have.

So while they're scrambling to make ends meet, you'll achieve financial independence - and enjoy the retirement lifestyle you dream of - years before they can even think of quitting work.

### **But there's a problem...**

When you invest in rental properties, you automatically become a landlord - something you may not really want or enjoy.

And that's the "hidden cost" of owning rental properties that the real estate gurus conveniently never tell you about!

It means adding a whole host of responsibilities to your already packed schedule - eating even more into what little free time you have.

Worse, many of these tasks -- doing credit checks on potential tenants, writing legally binding leases, fixing a cracked foundation, even replacing an old tub or toilet - may not be your cup of tea.

Fortunately, expert help is available ... at a surprisingly modest cost of just pennies per day ... from a team of highly experienced, successful landlords who can help you save time and money managing your properties - while increasing cash flow and profits on every rental unit you own!

Read on to find out about this unique resource for landlords. Or to use it risk-free for 30 days, click below now:

### **Make lots more profit -- from every property you own!**

With your permission, I'd like to send you a FREE issue of the CompleteLandlord.com Landlord Profit Letter -- the nation's premiere resource for small and part-time landlords - to review in the comfort and privacy of your home or office.

Like you, our readers are not the Donald Trumps or Robert Kiyosakis of the world - not big professional investors, speculators, or entrepreneurs whose main business is real estate.

Rather, the CompleteLandlord.com Landlord Profit Letter is for men and women who invest in real estate to build a million-dollar-plus net worth while juggling other interests.

#### Deposit

- Notice of Disposition of Personal Property
- Notice of Initial Inspection
- Notice of Intent to Enter
- Notice of Nonrefundable Deposit
- Notice of Renewal of Lease with Modifications
- Notice of Rent Arrears
- Notice of Repairs/Construction
- Notice of Temporary Shutoff
- Notice of Termination of Lease
- Notice That Eviction Will Be Filed in Court
- Notice to Change Terms of Lease
- Notice to Change Terms of Monthly Rental Agreement
- Notice to Landlord to Make Repairs
- Notice to Pay Rent or Quit
- Notice to Pay Rent or Quit - Spanish
- Notice to Quit for Breach
- Notice to Remedy Default By Tenant
- Notice to Repair
- Notice to Repair or Quit
- Notice to Tenant to Make Repairs
- Notice to Terminate for Breach
- Notice to Terminate for Recurrence of Noncompliance
- Notice to Terminate Monthly Rental Agreement
- Notice to Terminate Tenancy
- Past Due Rent Notice
- Past-Due Rent - First Notice
- Pet Damage- First Notice
- Pet Damage- Second Notice
- Pet Damage to Residence Letter
- Pet Policy
- Post-Lease Inspection Form
- Pre-Lease & Post-Lease Inspections
- Pre-Lease Inspection Form
- Preliminary Home Inspection Checklist
- Property Management Agreement
- Property Viewing and Key Arrangement
- Receipt for Payment of Rent
- Rejection Letter- Bad Credit
- Rejection Letter- General
- Rejection Letter- References
- Release of Breach of Lease by Tenant
- Rent Receipt
- Rent Statement
- Rental Acceptance Letter
- Rental Information Memo
- Rental/Credit Application
- Rental/Credit Application -Spanish
- Renter's Insurance Referral
- Repair Service Calls
- Request for Rental History Verification
- Residential Inventory List

You see, we recognize that you are busy and wear many hats in life ... and that "landlord" is only one of them.

We also recognize that while investing in rental properties may help you get wealthy, your time and financial resources are not infinite - and some of your properties may be throwing off only a modest positive cash flow, if any.

That's where the CompleteLandlord.com Quaterly Profit Letter can help you save time and money ... while increasing cash flow and profit on every property you own.

Importantly, all of our advice is geared toward the small landlord who needs all the help he or she can get ... not the moguls, tycoons, and fat cats with decades of experience and lots of hired help at their beck and call.

In fact, 90% of our members own 5 buildings or fewer. And six out of ten have been landlords for fewer than 5 years.



**Claim Your FREE 30-Day Trial, Free Special Report & Free tenant screen today!**

**Join Now and Start Your Free Trial**

- Residential Lease
- Residential Lease Addendum-Pets
- Residential Lease-Furnished
- Residential Lease-Spanish
- Response to Inquiries
- Returned Check Notice Letter
- Roommate Agreement
- Safety Inspection Letter
- Satellite Dish-Antenna Addendum
- Security Deposit Receipt
- Smoke-Carbon Monoxide Detector Inspection
- Statement Itemizing Reasons for Retention of Security Deposit
- Statement of Security Deposit and Itemized Deductions
- Sublease Agreement
- Tenant Behavior Policy
- Tenant Employment Verification
- Tenant Information Sheet
- Tenant Move-Out Letter
- Tenant Payment Record
- Tenant Reference Check
- Tenant's Notice to Terminate Tenancy
- Unconditional Quit Notice
- Unconditional Quit Second Notice
- Violation of Pet Policy Letter
- Waiver of Landlord's Claim to Annexed Fixtures
- Waterbed Agreement-Addendum to Rental Agreement
- 10-Day Notice to Vacate
- 14-Day Notice to Repair
- 3-Day Notice to Quit

In upcoming issues of the CompleteLandlord.com Landlord Profit Letter, member landlords will discover:

- ▶ 4 out of 10 landlords don't perform credit checks on prospective tenants - a big mistake. Here's an easy and inexpensive way to get it done.
- ▶ 5 proven strategies for dealing with problem tenants - and getting them to toe the line without damaging your property.
- ▶ The most common mistakes landlords make when writing leases ... and how to avoid them.
- ▶ Having a difficult time finding another rental property where the numbers work out for a positive return on investment (ROI)? Here's how to find good investment properties -- even in a seller's market
- ▶ Need to fill a vacancy fast? Now you can advertise your rental unit online - in minutes!
- ▶ How to buy your next rental property for pennies on the dollar:

"It's a great site if you are just a beginner in the real estate game. I have 45 years experience and don't need it."

-Dave Moss  
OF

"I have enjoyed the content very much. It does make me aware of the many

a beginner's guide to investing in foreclosures.

- ▶ Little-known bathroom repair secrets can save you a fortune in plumber's bills ... and prevent damage to expensive pipes.
- ▶ Dramatically lower your tax bill with 1031 exchanges: what you need to know to make your returns audit-proof -- and keep IRS agents away from your door.
- ▶ A "game plan" for maximizing the ROI for every building you own. This advice can put thousands of extra dollars in your pocket every year like clockwork.
- ▶ This one simple idea can ensure that you get your rent checks on time. Makes tenants never want to be late.
- ▶ Need to evict a tenant? 3 things you MUST know before you start the eviction process.
- ▶ Protect yourself against financial disaster: the one insurance policy no landlord can afford to be without.
- ▶ 7 ways to winter-proof your properties. Miss even one, and watch your heating bills go through the roof.
- ▶ Should you incorporate your landlord business? Our experienced real estate attorney's answer may surprise you - and save you a lot of money and aggravation, too.
- ▶ How to transform even the most ornery and difficult tenant from an adversary into a friend - and your ally in keeping your property in good shape.
- ▶ Buyer beware: hidden loopholes in home warranty service contracts that can cost you a small fortune. Plug them before you sign!
- ▶ Save on contractor fees. You could cut costs in half -- without sacrificing quality or reliability -- when you put this simple secret to work in your contractor search and selection process.
- ▶ A suspicious-looking individual wants to rent your apartment. Can you legally check to see whether he is on a suspected terrorist, sexual offender, or criminal list?
- ▶ How to make sure you are not in violation of the Fair Housing Laws when screening tenants - without hiring an attorney.
- ▶ Pros and cons of taking on tenants under the HUD Section 8 Rent Subsidy Program ... and how to avoid getting ripped off when you do.
- ▶ 8 questions to ask before hiring a property manager - and the right answer to each.
- ▶ Your tenant gets injured and is confined to a wheelchair. Are you obligated to install a ramp? Shower rail? Other accommodations? And who pays?
- ▶ Tax liens: smart investments or a colossal mistake? The answer may surprise you.
- ▶ And so much more.

things that I am already doing, and reaffirms that I am confident in my daily operating decisions. Thank You."

-Walter Wisser

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With frequent changes in the real estate market, housing prices, and tax laws, most real estate books are obsolete by the time they hit the bookstores. And much of the advice you read in books and magazines is

written by journalists, not experienced landlords.

CompleteLandlord.com Landlord Profit Letter - written by landlords for landlords -- solves that problem by keeping you up to date on the latest legal requirements, financial aspects, tax consequences, the real estate market, and other essential news in the constantly changing world of investment property ownership.



Claim Your **FREE 30-Day Trial**, Free Special Report & Free tenant screen today!






Since 1981, we've helped more than 400,000 landlords who own over a combined one million rentals save time and money - and manage their properties more efficiently, easily, and profitably.


Our editorial team and advisors at CompleteLandlord.com, publisher of the CompleteLandlord.com Landlord Profit Letter, have a combined 45 years of landlord, property management, and real estate agent experience.


We also have a staff of attorneys who review our articles and forms library to ensure accuracy and compliance with all federal, state, and local real estate laws. This advantage alone can save you hundreds, even thousands of dollars in attorney fees.


Just take a look at all you get with your 1-year subscription when you join us as a risk-free trial member:

-  **FREE Complete Tenant Screening...** your membership includes a FREE screening and credit check of prospective tenants. This is not just a basic credit check like other sites; you also receive a criminal background check, eviction history, and sex
-  **CompleteLandlord.com Property Management SolutionT...** manage all your rental properties in one place, quickly and easily. This simple and powerful web-based tool immediately streamlines the most time consuming tasks of property managers and landlords. Offering better, more efficient control over service and maintenance requests with real-time feedback to tenants. Value: \$129.
-  **CompleteLandlord.com Landlord Profit Letter** (4

Quarterly issues) ... each issue is packed with clear, authoritative news and practical tips on how landlords can manage their rental properties more efficiently, easily, and profitably. Value: \$89.

 **FREE Special Reports** ... each 40+ page report includes time and money saving ideas on a variety of topics including eviction, tenant screening, purchasing foreclosure.

 **Webinars** special online conferences in which the CompleteLandlord.com editors interview top experts in the field including real estate investors, property management companies, real estate agents, lenders, contractors, and others. Value: \$99 (per Webinar).

 **New products and tools** ... Premium Membership includes immediate access to new resources and tools that CompleteLandlord.com includes in Premium Membership during the 12-month period of your subscription. You get all new enhancements FREE!!!.

**But wait. There's more ...**

### **FREE Unlimited Access to the CompleteLandlord.com Lease Creation Pro™ and library of 900 state specific forms**

As a landlord myself and owner of several apartment buildings, I think one of the most valuable services you get as a member of CompleteLandlord.com Club is online access to our library of more than 900 landlording forms, many of which are designed specifically for your state.

Let's face it: managing your rental properties involves an endless parade of forms - many of them complex and hard to understand.

You can pay your attorney \$100 to \$200 an hour to draft forms for you. Or buy "boilerplate" forms and then redraft and retype them to meet your needs.

But when you join CompleteLandlord.com, you get 24/7 access to an online library of hundreds of forms used by hundreds of thousands of successful real estate investors nationwide to manage their rental properties.

The online forms library is continually updated. So the forms are never out of obsolete, and always reflect the most current real estate law. Many state-specific forms are available. And because they're electronic files, you can easily personalize and customize our forms in seconds!

Access to the online forms library alone can be worth many times your modest membership fee ... and the forms are just one of many benefits of Premium Membership!

### **Our landlords say it best!**

"It would have taken me years of trial and error to figure out some of these tricks of the landlording business. You've saved me a lot of headaches. Thanks for helping me work smarter!"

--**T. Henn,**

*Atlanta, Georgia, new landlord*

"Your FREE tenant screens alone almost cover the cost of membership! And yes, tenant screens are the best way to weed out problem tenants and prevent big issues down the road. Your hints on how to do these correctly were right on target. Thank you."

**--T. Frederick,**

*Humboldt Park, Illinois, landlord 10 years, multi-property*

"Access to your up-to-date landlord forms is great. Who's got time to check the local laws regarding leases, credit checks, and rent receipts? With my membership, I know everything is updated and reviewed by your lawyers. It's like having my own legal team. Thanks for making it so easy."

**--Mark Till,**

*Dallas, Texas, landlord 12 years*

"Thank you so much for all the great stuff. I read, and reread, all your articles. They've saved me hundreds of dollars!"

**--Josh Zake,**

*Chicago, IL, landlord 5 years*

### **The expert property management team you can "hire" for less than 27 cents a day**

You know that being a landlord involves some significant expenses - Plumbers, electricians, carpenters, and other contractors all charge a pretty penny. Just to have them set foot through the front door can cost you \$50 to \$100 for the visit - and hundreds more to fix the problem.

Then there's property taxes, mortgage payments, and fees to CPAs, attorneys, and real estate brokers - all of which can add up to thousands of dollars. And that doesn't begin to account for the value of your own time - giving up precious Saturdays to handle property needs from mowing lawns to fixing toilets.

Of course, you could hire a professional property manager. But they're unlikely to have the breadth and depth of landlord experience that the CompleteLandlord.com team has. And their fee would be stiff: about 10% of all the rent you collect on the properties they manage for you. On 5 units with rents of \$1,000 a month, the property manager's fee alone would come to a hefty \$6,000 a year!

Yes, it's all worth it, of course, when your real estate investing helps you build your million-dollar-plus net worth. So you can retire wealthy, years ahead of schedule. But now, you can "hire" the CompleteLandlord team of experienced landlords to work day - only \$97 for a full year of risk-free service. You save a fortune!

The CompleteLandlord Editors have a combined experience of over 25 years as landlords managing dozens of their own properties ... so you can learn from their experience and avoid the expensive mistakes they've made.

**Bottom line:** becoming a member of CompleteLandlord.com can save you time and money ... and add many thousands of dollars to your profit-and-loss statement. If you know business, you know that's a good deal.

What's more, the CompleteLandlord.com Landlord Profit Letter must make or save you at least 2 to 10 times the membership fee ... or it won't cost you a dime. Here's why....

### **Build your real estate fortune ... without making it your full-time**



**job.**

Being a real estate investor can be incredibly rewarding - and owning investment properties is perhaps the last legitimate way for the average person in America to get rich today. But being a landlord can be a hassle ... and tenants, contractors, and town property tax assessors can give you ulcers. That's why I urge you to accept my offer of a no-risk trial membership to a CompleteLandlord.com Premium Membership - the premiere advisory service for small and part-time landlords.

I guarantee that you will find no other service more useful - or practical - than CompleteLandlord.com when it comes to saving time, money, and aggravation in managing your properties ... and increasing your cash flow and profits.

And remember, if you are not 100% satisfied with your membership in CompleteLandlord.com, just let us know within 30 days for a full and prompt refund of your entire membership fee!

Whatever you decide, all issues and bonus materials received are yours to keep, with no further cost or commitment of any kind. That way, you risk nothing.

So what are you waiting for? To become a no-risk Premium Member to CompleteLandlord.com, just click below now!

**P.S. Your unconditional money-back guarantee of satisfaction:  
Remember, this is a 100% risk-free offer!**

If CompleteLandlord.com doesn't save or make you at least 2 to 10 times your membership fee ... or you are not 100% satisfied for any other reason (or for no reason) ... simply cancel within 30 days and you won't be charged a thing. All issues and bonus materials received are yours to keep free - our way of saying "thanks" for giving our service a try.

To get your issue and bonus materials rushed to you without commitment or obligation of any kind, just click below now:



**Claim Your FREE 30-Day Trial, Free  
Special Report & Free tenant screen  
today!**

