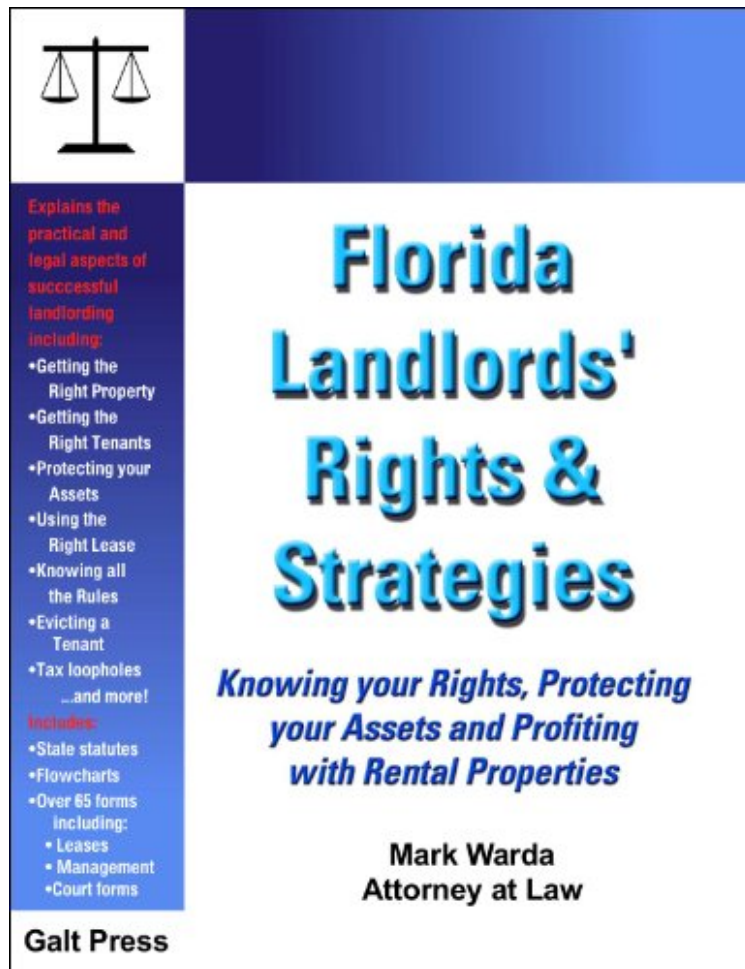


Florida Landlords' Rights Strategies

Mark Warda

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#343613 in Books Galt Pr 2011-11-01 2011-10-24Original language:EnglishPDF # 1 11.00 x 8.50 x .50l, Binding: Perfect Paperback270 pages | File size: 78.Mb

Mark Warda : Florida Landlords' Rights Strategies before purchasing it in order to gage whether or not it would be worth my time, and all praised Florida Landlords' Rights Strategies:

6 of 6 people found the following review helpful. Good but needs some updatingBy FloridagalThis is a good book but there have been some major changes to the Florida Landlord Tenant statutes as of July 2013. All leases have to be modified, for example, or amended by mid January 2014 to add new language regarding security deposits reflected in the current statutes. You have to make sure you have a copy of the changes, many of which were favorable to Landlords, when using this book. I was disappointed the author does not clearly explain how to move from the eviction process to claiming damages, how to collect judgements and post them to credit sites so a bad tenant doesn't run their scam on another landlord. It seems to be assumed that at these levels, you'll have an attorney working for you or will just not bother. At \$200-\$300 an hour with limited chances for collection, it doesn't make sense for us to hire someone to follow up on collections after our first eviction this week. Also, it would be nice to have either a CD with

fillable forms, a link to a website for purchasers to download the forms so they don't have to be re-typed, or a tear out option so the forms can be copied without distortion from the book spine. We have, though, studied Warda's guide from cover to cover and found it will help us as newer landlords to prevent future problems and protect ourselves. There is a lot of good advice offered--I wish I had gotten it earlier instead of "property management for dummies." 0 of 0 people found the following review helpful. But there are several things that make this book a bad purchase. 1 By Michael Ascani It seems the author knows what he is talking about. But there are several things that make this book a bad purchase. 1. Several typos and words that were missing or left out of the sentences throughout the book make me think it was made in someone's basement or something. Very unprofessional. But still this may be nitpicking. It was when I can across the page that was missing completely. Not only is page 122 missing, they printed page 120 AGAIN in its place. 2. It repeats itself several times throughout the book. Not just ideas or sentences. Entire paragraphs, sections, or even pages. So the book has 270 pages. Minus the back half of the book that is appendices, forms, and other things that can be helpful you are left with 129 pages. Minus the amount of times and sections he repeats himself you are left with about 70-80 pages of information. 3. He touches on some sections in detail and others only a paragraph or two. Take for example how to evict someone, it's mentioned briefly about sending a notice to the tenant. Nothing else. Nothing about what to do if they don't leave, going down to the courthouse, or using law enforcement. Overall the book has some good thoughts but I could narrow the entire thing down to a few helpful tips. It is very disorganized and has no real structure to the information provided. The lack of organization and professionalism in the book makes me question whether I can depend on the forms and tips provided in the book to hold up legally. 2 of 2 people found the following review helpful. It is a great overview of what NOT to do and a valuable ... By gofigyer Even though this book is not current with 2015, it is a great overview of what NOT to do and a valuable asset if you have a rental and are new to the business. Easy to understand for everyday "Joe" and reference forms in back an added bonus, altho' I am a typist, so don't mind re-creating them. Websites online easily update the laws so you are current with 2015

In this successor volume to his 1983 -2005 book *Landlords Rights Duties in Florida*, attorney/investor Mark Warda adds practical advice on successful landlording, including asset protection techniques, tax tips and other tricks he has learned in the trenches. Includes Florida Statutes, flow charts, and 66 ready-to-use forms, and 37 years experience and research! In these days of over-regulation and share-the-wealth policies, it's important for landlords to know their legal rights and how to protect them. It covers every aspect of being a landlord, including: Making a plan for success Finding the right property Protecting your assets Finding the right tenants Knowing the rules Ending a tenancy Evicting a tenant After a tenancy Tax rules loopholes ... and much more This book includes 67 useful forms, including: Tenant application Lease addendums Approved eviction forms Tenant credit check approval Amendment forms Advanced motion forms Leases and rental agreement Required notices Court stipulation Numerous management forms Bad check form Final Judgments

About the Author Mark Warda has been an attorney since 1978, a real estate investor since 1974 and has written over 60 law books for consumers. The previous edition of this book *Landlords' Rights and Duties in Florida* was the first book he wrote in 1983 and was a best seller to Florida landlords through 10 editions until the current publisher decided to stop updating it. Mark is currently writing more self-help law books for investors and is president of Land Trust Service Corporation in Lake Wales, Florida, which sets up Florida land trusts.