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Houses for rent in cherokee county

Homeowners and investors may find the occasion to rent or lease their property. Most seek individual renters or families, but another consideration is renting or leasing the property to a company or corporation. In metropolitan cities, real estate is difficult to find, and companies that have employees on extensive travel are willing to secure a property for long term lease deals. Calculator image by Alhazm Salemi from Fotolia.com Calculate the rental price and deposits. The rental price should be based on the mortgage, insurance, and maintenance of the property. Factoring these costs will yield a good baseline for what the monthly rental should be and is referred to as the "nut". l'ordine image by Sergio Di Giovanni from Fotolia.com Estimate your rent price. Incorporating the "nut" figure, estimate your rental price by comparative leased properties in the same geographic area. Take into account livable square footage, plus the number of bedrooms and bathrooms. Visit the comparable rentals to ensure they are similar, and then set a price. (Prices can fluctuate according to season, so it is important to find out if the comparable rentals fluctuate with the season.) classeur album image by philippe Devanne from Fotolia.com Market your property to companies that operate in the local area. Large corporations will often have projects that take a long time to complete, making hotel stays unfeasible. Consult the Better Business Bureau or local business trade publications to ascertain what companies are in the area. Put together a marketing kit to send out to their human resources departments. The marketing kit should contain photos and general information about the house's square footage and number of bedrooms and bathrooms as well as a pricing schedule. Follow-up by phoning after five to seven business days to ensure the kit was received and offer to answer any questions. form -3 image by Rog999 from Fotolia.com Draw up a rental agreement or lease form. These forms can be state specific, as landlord-tenant laws differ from state to state. The general provisions should contain the rental price, length of lease term; conditions of use, right of use, late fees, deposit amounts, and anything necessary to comply with your jurisdiction's landlord-tenant laws. ouverture image by photlook from Fotolia.com Show the property. When contacted by a company to lease the house, schedule a showing time and be prepared to answer any questions. Keep several copies of the lease agreement in the house to distribute to any representatives that visit the house. Once a term and rental sum is agreed to, have the company sign the lease agreement and keep the original and provide the company with a copy of the executed document. Deposit any advance monies and give receipts for each payment. Tips Open a checking account for accepting deposits and rent as well as paying for maintenance and other expenses that may occur Companies that rent or lease private property are like to require utilities and property maintenance is included in the monthly or seasonal lease Contact a property management company to ask for a rental estimate based on location and size of the property Familiarize yourself with the prevailing landlord-tenant law in your area Warnings Unlike having private tenants, payment of the lease may come from an out-of-state headquarters or even an international address, this means payments may arrive a few days later than the scheduled payment date In some markets, houses may stay vacant for months, have a checking account with a balance equal to three to six months of expenses Make a list of your wants and needs for a rental house before beginning your search. Be as specific as possible, especially if you're planning on renting a house for at least a year; you want the house to serve your needs for at least that long. Being specific will also save you time when you're browsing rental house ads and while you're out in the neighborhoods looking. Keep the following realities in mind: Although there are exceptions, most homeowners who rent their houses look for tenants with good credit. Have a co-signer lined up if you don't have good credit. Homeowners usually require a deposit equal to one month's rent plus the first month's rent at minimum; individual homeowners don't offer specials like free month's rent and reduced deposits like corporate-owned apartments sometimes do. Tips To avoid run-ins with your future landlord, on your rental application for a rental house, accurately report the number of people who will live in the house with you, the number of vehicles you have and any equipment you'll keep on the grounds such as construction equipment, boats and motorcycles. Online classified ads Newspaper ads -- free and paid newspapers Real estate websites like Zillow, Trulia, Rent.com and Realtor.com -- such websites make an effective source for local and relocation rental house hunters Property management companies -- these businesses usually are listed in local business directories. If you're looking for a rental house locally, also check "House for Rent" postings on community bulletin boards in neighborhoods of interest -- typically found in grocery stores, coffee shops and community centers near the entrance -- for houses not listed in newspapers and online. MarketWatch's Amy Hoak notes that when looking for a rental house "it's important to be persistent." Browse ads daily by house type, size and neighborhood until you find the house that's best for you. Tips In browsing ads, you may find the perfect house, but it's listed for sale rather than for rent. Here's where you might want to hire an agent to research the house and make a rental offer. The owner may surprise you with a "yes." With your list of wants and needs for a rental house, call any classified ad listings of interest to make an appointment. For personal safety, visit houses for rent during the day and go with at least one other person. Take pictures of the property to refer to later, but ask before taking out your camera. Warnings Property management companies can be effective resources when it comes to finding rental houses. But if you choose to work with one, know that the company's agent may only show you its listings and not the broad range of houses for rent available. Real estate agents know the neighborhoods and can show you houses listed for rent in the multiple listing service, or MLS. Landlords typically pay the agent's commission for finding a tenant. To hire a real estate agent. Call a brokerage firm of your choice and ask to speak to a real estate agent who specializes in rental houses. You can also contact agents whose rental listings you browse on real estate websites. Discuss your house wants and needs with the agent. This allows her to pull listings tailored specifically for you. A real estate agent may ask you to sign a representation agreement before showing you rental houses. Negotiate the terms of the agreement -- such as the length of time the representation agreement is good for -- before you sign it. Tips If you're uncomfortable working with private landlords by yourself, hire a real estate agent to work with you. You'll have to pay his commission out of your own pocket, though. A rental house lease is no different than any other type of rental lease. If you're working with a real estate agent, know that his license allows him to explain the rental lease to you -- usually a boilerplate contract produced by the local real estate board -- before you sign it, and to collect the deposit and any rental application fees. If you're working solo, though, consider hiring a local real estate attorney to review the lease with you before you sign it. In California, landlords determine what you need to rent a house. While the requirements may vary, many tenants face a similar application procedure. You contact the landlord, tour the rental house and fill out an application. If selected as a tenant, you sign a rental lease or agreement and pay the security deposit and at least one month's rent. Many landlords require you to tour the house in person. This ensures that the house meets your needs and allows the landlord to meet you. If you can't tour the house, send a family member or friend to inspect the unit. If a tour isn't possible, request a series of pictures showing the house and yard in detail. Fill out the rental application completely. Landlords customarily ask for your contact information. Often, you must provide social security, driver's license, bank account and credit card numbers. Plan to provide your employment history and proof of employment or income. Most landlords require a list of previous landlords and the landlords' contact information. Provide a list of references with accurate addresses and phone numbers. Some landlords require potential tenants to pay a screening fee. The fee often pays for a copy of your credit report and the labor for checking your references. Ask the landlord for a copy of the credit report, if you wish to review it. If the landlord selects you as a tenant, the landlord usually requires your signature on a written rental agreement. The rental agreement contains the name, address and phone number of the landlord. It describes the rent amount, when it's due and how to pay it. The rental agreement lists the security deposit amount and describes its use. It includes information about late fees, the number of people allowed to reside in the house, who pays the utilities and if pets are allowed. Most landlords require you to pay a security deposit before you move in. In California, the security deposit can't exceed two months' rent for an unfurnished house or three months rent for a furnished unit. The landlord returns the deposit at the end of the tenancy unless you owe rent or leave the house dirty or damaged. Almost all landlords expect you to pay at least one month's rent before you get the keys to the house. Sometimes landlords ask the tenants to pay the last month's rent as part of the security deposit. houses for rent in cherokee county sc. houses for rent in cherokee county oklahoma. houses for rent in cherokee county ga. houses for rent in cherokee county tx. houses for rent in cherokee county al. houses for rent in cherokee county iowa. houses for rent in cherokee county alabama. houses for rent in cherokee county ks

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