

SPARL Landlord 101

LANDLORD 101 – Class Descriptions

The SPARL Rental Property Certification Program

Session cost \$175.00

Classes Available Individually for \$35.00 per class

Class 1 : Good Tenants – Processing Tenant Applications

Showings ~ Screening ~ Criteria ~ Screening Fees ~ Application Fees and Forms
Non-Discriminatory Application Processes ~ Discrimination / Fair Housing Laws
Move-In Inspections

Class 2 : The Lease – Your Most Important Document

Leases (Oral vs. Written) ~ Addendums ~ Enforcement ~ Deposits
Implied Covenants ~ Illegal Clauses

Class 3 : Property Maintenance – What, When and How

Curb Appeal ~ Monitoring Utility Usage ~ Heating & Ventilation
Structural Issues ~ Minor Repairs ~ Emergency Repairs
Maintenance Schedules ~ Contracting with Vendors
Preventative Maintenance

Class 4 : Property Management – Making It Work

Best Business Practices ~ Collecting Rent ~ Lease Violations
Nuisance Activities ~ Property Damage ~ Unauthorized Tenants
Tenant Disputes ~ Proper Notice

Class 5 : Ending the Tenancy – Move Out or Eviction

Move Out Inspection ~ Damages Beyond Normal Wear and Tear
Proper Notice ~ Eviction Process ~ Alternatives to Eviction



Reserve Your Spot – Sign Up Now!!!

Learn Today's Basics

Rental property is more than an investment. Owning and managing rental property is becoming more and more complex. Landlord/tenant law, contract law, and government regulations are just some of the areas in which you must have a basic understanding. And these laws are constantly changing! What you learned even a few years ago may not help you today.

Here's the good news. You can catch up with these must-know basics for a more profitable and efficient rental property business.

LANDLORD 101 is based on the experience of successful rental property owners. Paired with the opportunity to meet with lawyers and other experts in the field of landlord/tenant law, this program is an invaluable resource for all rental property owners.

Cost for Landlord 101 Session is \$175.00.

Classes may be taken individually for \$35.00 per class.

Three month trial SPARL Membership included with a pre-paid full session tuition. SPARL membership is \$99 per year, please call the office @ 651-647-6810 for more information or a membership application.

Landlord 101 meets five Wednesday evenings from 6:30 – 9:30 p.m. Classes may be cancelled if fewer than 10 people sign up. Registrations are not complete without payment. Please include payment when registering. If classes are cancelled, payment will be returned in full. Confirmations of registration will be sent prior to class.

Session I March 31, April 7, 14, 21, 28

Class Location:

Location to be Determined
You will receive a confirmation prior to
the class indicating location for the class.

Send Registration Form and payment to:

SPARL
878 Payne Avenue
Saint Paul, MN 55130

Name _____

Address _____

Telephone (____) _____ Fax (____) _____

Email _____

_____ I would like to attend Spring 2010 Session
(Enclose \$175.00 for LANDLORD 101)

_____ I would like to attend individual classes
(Enclose \$35 per class and circle choice)

Class # 1 2 3 4 5