



Landlord Tips Guide

Practical guidance for owning and managing rental
property in Massachusetts and Rhode Island

PROPERTY. INVESTMENT. RESULTS.

1. Screening Tenants Right

The single biggest lever you have over how smooth a tenancy runs.

- **Credit and income** — verify income is at least 3x rent and check credit history for red flags.
- **References** — call current and prior landlords directly — don't rely on the application alone.
- **Consistent criteria** — apply the same screening standard to every applicant, every time.

2. Lease Essentials

A clear lease prevents most disputes before they start.

- **Clear terms** — rent amount, due date, late fees, and renewal terms spelled out plainly.
- **Security deposit rules** — MA and RI both cap deposits and require specific handling — interest-bearing accounts and timely return.
- **Maintenance responsibilities** — spell out who handles what, from snow removal to appliance repairs.

3. Staying Compliant in MA & RI

Landlord-tenant law in both states has real teeth — know the basics.

- **Fair housing** — screening and advertising must comply with fair housing law at every step.
- **Habitability** — the property must meet basic health and safety code at all times, not just move-in.
- **Notice requirements** — entry, non-renewal, and eviction all have state-specific notice periods — don't guess.

4. Maximizing Your Investment

Owning rental property is a business — run it like one.

- **Preventive maintenance** — catching small issues early avoids expensive emergencies and vacancy time.
- **Rent reviews** — check your rent against the current market at each renewal, not on autopilot.
- **Hold vs. sell** — know your numbers well enough to recognize when it's time to refinance, hold, or exit.

Ready When You Are

Whether you're self-managing or weighing your options on a property, a 15-minute call will tell you exactly where you stand. Call (857) 788-7850 or book a free consultation directly at clearrealestatesolutions.co.