

VOLUME IX

Note from the Editor



In every issue of Go4Rent Magazine, we try to bring the best out of property owners and Realtors. In Volume IX especially, we're all about helping you cross your t's and dot your i's.

In between handling maintenance and repairs, keeping track of tenant status is top priority, whether that means they may be moving out ("**Rental Inspections: Don't Wait Until Move-Outs Only**") or moving in ("**Tenant Selection Criteria: Finding the Best Renters**"). It's never a bad idea to have a go-to list for home improvements ("**Creating a Go-To Contractor List**") and navigating touchy topics ("**Is That Emotional Support Animal Legit?**").

And for out-of-towners who cannot be around for day-to-day needs, it is especially important that they read "**Navigating Out-of-State Rental Properties**" to properly troubleshoot any potential disagreements.



Realtors also have to stay on the up and up. Are Realtors at the top of their first-impression game? Consider these tips in **"First Impressions: Realtor Etiquette to Reach Final Sales"** and our Substack December exclusive post **"Online Hit or Miss: Are Real Estate Professionals Getting In Their Own Way?"**

For Realtors who work with investors as much as single-family home landlords, **"The Ins and Outs of Working with Investors"** breaks down the contrast between working with prospective tenants versus real estate professionals with a different set of goals. For both novice and experienced Realtors, this is a must-read for partnering with people who are just as savvy in the rental industry.

Lastly, Go4Rent continues to offer an interior design tip at the end of each issue. In this issue, the topic is **"Tips and Tricks to Handle Windowless Bathrooms."** Make sure to give that one a read to help avoid false plumbing alarms due to "sweating toilets," and common risks of mold and mildew.

Readers, are you enjoying the **"Conversation In Real Estate"** podcast? Have you listened to it yet? If not, it's never too late. Check out the extended interview with our featured real estate professional in this issue: **Shina Coleman of Lone Star Evictions.**

We hope this issue answers questions you may already have and some you didn't even know to ask. Is there a topic you'd like us to talk about? Contact me at **shamontiel.vaughn@go4rent.com**. We look forward to hearing from you!

Shamontiel L. Vaughn, Editor-in-Chief

About Shamontiel:

Shamontiel L. Vaughn has been in the publishing industry for 18 years as a newspaper reporter, a web editor, social media specialist and a print editor. Her areas of expertise include K-12 and adult education textbooks; local and nationwide news; and health news. She's also completed approximately 235 interviews in a variety of areas, including business management; entertainment; internet technology; law (entertainment, business and real estate); nursing; and travel. Some of her bylines can be found in the Chicago Defender, Chicago Tribune and CBS Chicago.

The unapologetic dog lover also owned two prior dogs (German Shepherd and Labrador Retriever mix) before becoming a two-year dog walker (523 walks with 93 different dogs) and adopting a third dog of her own on Juneteenth 2021: a Hound mix named June. When she's not writing, editing or playing with her dog, she can usually be found scoping out vegetarian and Thai restaurants, daydreaming at a beach, or practicing her next Toastmasters speech.

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