

Hill Development Corporation of New Haven

Becoming a Landlord Workshop Curriculum

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I. Being a Landlord

- 1) General Considerations
- 2) The Advantages of Being a Landlord
- 3) The Disadvantages of Being a Landlord

II. . Money and Debt Management

- 1) Overview of a Creating a Household Budget
- 2) Overview of Creating a Debt Management Plan
- 3) Establishing Cash Reserves

III. Mortgage Financing For Owner Occupant Multi-Family Dwellings

- 1) Defining a Mortgage Loan and Standard Mortgage Terms
- 2) Mortgage Insurance/Cancellation of Mortgage Insurance
- 3) Mortgage Pre-Qualification
- 4) Obtaining a Mortgage
- 5) Appraisal
- 6) Mortgage Commitment
- 7) Mortgage Loan Closing Documents
- 8) Rejection of Mortgage Loan Application

IV. Homeownership

- 1) Home Security, Fire Safety and Prevention
- 2) Household Maintenance and Repairs
- 3) Homeowner's Insurance
- 4) Tenant's Apartment Insurance

V. Applications and Screening

- 1) Written References from Current and Previous Landlords
- 2) Personal Credit Report Check
- 3) Employment Verification (if applicable)
- 4) Source of Income Verification
- 5) Criminal Check

VI. Lease Protection

- 1) Written Lease
- 2) Oral Lease

VII. Security Deposits

- 1) Maximum Security Deposit
- 2) Return of Security Deposit
- 3) Maintenance of Security Deposits in a Escrow Account
- 4) Maximum Application Fees and Return of Application Fees