



How to become a GREAT Lakewood Landlord!!

1. A GREAT Lakewood Landlord must apply for a certificate of occupancy on transfer and a housing license every year, as well as periodically receive an inspection of their property from the Housing and Building Division. An inspection of the property is required every three years.
2. A GREAT Lakewood Landlord must know all the responsibilities that come with being a landlord. There are several resources out there to help, including the Cleveland Tenants Organization at (216) 432-0617 and our own helpful resource, ["Best Rental Practices: A Manual for Lakewood Landlords."](#)
3. A GREAT Lakewood Landlord has a GREAT rental agreement. This agreement is worded extremely carefully. It is strongly recommended that landlords invest a few dollars and have their rental agreement drawn up by legal counsel. A landlord can also reference ["Best Rental Practices: A Manual for Lakewood Landlords."](#)
4. A GREAT Lakewood Landlord finds a way to find GREAT tenants. It is recommended that landlords use a professional tenant screening service.
5. A GREAT Lakewood Landlord takes care of the landlord's property and ensures that the property is maintained. Part of attracting GREAT tenants to your property is your ability to fix the problems at your property. State and local law ensures that no matter what the lease says, or who causes the damage, the law holds the owner responsible for keeping a property up to the housing code standards. It is recommended that a landlord sets aside at least 10% of each month's rent in case damage is caused to the rental.
6. A GREAT Lakewood Landlord establishes a reasonable rent in relation to common rental rates in the community.