

6 Nashville Accidental Landlord Tips

If you've become an **accidental landlord** in Nashville, start by setting clear rental terms and screening tenants carefully. Handle repairs quickly to protect your property and keep good renters. Stay on top of local laws so you avoid fines and disputes.

Have you thought about how much time and money it takes to manage a rental in a fast-growing city? Many new landlords underestimate the work involved until problems pile up.

Without a plan, even a small issue can turn into a major setback. Keep reading to see how you can manage your property with less stress and better results.

Why Are So Many People Becoming Accidental Landlords?

Many people become accidental landlords because they *inherit a home, relocate for work, or cannot sell quickly in a slow market*. Instead of leaving the property empty, they rent it out for a steady income.

In Nashville, rising housing demand makes renting an attractive option. With the right [real estate guidance](#), you can cover expenses while building equity.

What Should an Accidental Landlord Do First?

The first step for an **accidental landlord** is to review local rental laws and understand your legal responsibilities. Knowing the rules on deposits, notices, and repairs protects you from costly mistakes.

Next, evaluate your property's condition and make needed updates before listing. If managing everything feels overwhelming, getting help from a property manager will save you the stress.

Practical Strategies for First-Time Landlords in Nashville

Becoming a landlord comes with new responsibilities that go beyond collecting rent. To make the process easier and protect your investment, start by focusing on the following:

1. Understand Nashville Rental Laws

Tennessee's [Uniform Residential Landlord and Tenant Act](#) governs rentals in Nashville and outlines what you must do as a property owner. You have **30 days to return a tenant's security deposit**, and you must explain in writing if you keep part of it. You are also required to give reasonable notice before entering a rental unit.

As a landlord, you must also:

- Place deposits in a separate account
- Provide 30 days' notice to end month-to-month leases
- Complete repairs that affect health or safety

Understanding these laws helps you avoid common **landlord challenges**.

2. Set the Right Rent Price

Setting rent too high leaves your unit empty, while pricing too low cuts into your returns. Treat your rental like an investment property and base your price on facts.

To stay competitive, focus on the following:

- Check average rents in your neighborhood
- Factor in property size and condition
- Adjust for included utilities or amenities

3. Screen Tenants Thoroughly

To perform tenant screening in Nashville, you must follow fair housing laws and **get written consent from the prospective tenant**. Be sure to check credit, verify employment, and review rental history to protect your property.

Many accidental landlords learn the hard way that skipping screening leads to late payments and property damage. Careful checks attract [reliable tenants](#) and give you more peace of mind.

4. Keep Up with Maintenance and Repairs

Staying on top of repairs protects your property and keeps tenants satisfied. Quick responses to problems prevents bigger costs later. If you're new to managing property, following trusted [Nashville rental advice](#) can help you avoid mistakes.

To keep your property in good shape, focus on:

- Seasonal HVAC service
- Roof and gutter checks
- Prompt plumbing and electrical repairs

5. Protect Yourself with the Right Insurance

The right insurance protects you from major risks such as property damage, liability claims, and lost rental income. Standard homeowner's coverage does not apply once you rent out your property. Many **accidental landlords** overlook this and face gaps in protection.

When choosing a policy, look for ***liability protection, coverage for lost rent, and replacement cost for damages***. The right plan keeps your rental business financially secure.

6. Consider Hiring a Property Manager

Handling tenants, repairs, and rent collection can overwhelm new landlords. Professional property management takes the pressure off and keeps your rental running smoothly. Choosing the right manager means ***checking experience, fees, and communication style***.

Instead of juggling every task on your own, a skilled manager can step in and handle:

- Marketing your rental and screening tenants
- Coordinating repairs and [regular maintenance](#)
- Collecting rent and handling late payments
- Financial reporting and accounting

Smart Solutions for Accidental Landlords

Accidental landlords in Nashville benefit from clear steps such as learning rental laws, setting the right rent, screening tenants, keeping up with repairs, and choosing proper insurance. Following these tips helps you protect your property, attract reliable tenants, and build a steady income from your rental.

At DeSelms Property Management, we guarantee that if a tenant leaves before nine months, we will place a new one at no charge. For approved pets, ***we provide up to \$1,000 in damage protection beyond the deposit.*** [Schedule a call](#) to simplify your rental journey and secure lasting results.

Frequently Asked Questions

What Are the Key Risks of Becoming a Landlord?

The biggest challenges landlords face often involve late rent, property damage, and tenant disputes. Unpaid rent strains your cash flow, while damaged units require costly repairs. Without preparation, these problems can quickly drain both time and money.

As an accidental landlord in Nashville, you must also stay on top of maintenance and follow state rental laws. Ignoring repairs or mishandling deposits can lead to fines or lawsuits. Careful planning and clear systems reduce these risks and protect your investment.

How Can a Former Home Be Prepared to Be a Rental Property?

Preparing a former home for rental starts with making sure it's safe, clean, and functional. You should fix broken fixtures, service major systems like HVAC, and confirm plumbing and electrical are in good shape. A well-kept property attracts better tenants and cuts down on future problems.

Next, clear out personal belongings and give the space a neutral look. Fresh paint, clean floors, and working appliances make the home move-in ready. These updates make the property easier to market and rent quickly.

What Kind of Insurance Is Needed as a Landlord in Nashville?

Landlords need a rental property insurance policy, often called landlord insurance, to cover risks that standard homeowner's insurance won't. It protects against property

damage, liability claims, and lost rental income if the unit becomes unlivable. You should review policies carefully and compare coverage options. Look for liability protection, replacement cost for damages, and income coverage.