

# Home Occupancy Without the Mortgage

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Katzman likes to make the search a “group effort” and says that although real estate companies’ multiple listings do include a rentals category, those listings are usually limited to high-end properties. Katzman says most people search online, and Craigslist is the number one resource for finding area rentals.

Smith uses Craigslist and also likes listing homes for rent on Trulia and realtor.com. She says her prospective renters are people who move to the area because of jobs, perhaps temporarily, and “don’t want to buy right away.”

They want to “figure it out” while living in a nicer, well cared for furnished or semi-furnished home in a good area. Smith says “a lot of baseball players; A’s and Giants,” for example, might not want to buy in Lamorinda because their work is only seasonal.

As for who pays for utilities or a gardener, “it varies,” she says. Naturally, when it comes to renting, there are requisites and limitations, even in so-called executive homes (a loosely used term which implies a more expensive home).

Potential renters should approach a property listing prepared to submit income and employment verification, and have financial solvency and credit scores inspected. Finding a landlord who will allow pets is tough, Katzman says, because landlords are concerned about the possibility of damage or that future tenants



Photo Cathy Dausman

may not want to rent if they are allergic to pets or pet dander. There may be an additional deposit required in return for having a pet in a rental. He advises landlords to make their rental home “bulletproof,” by spending a

little extra on appliances to get a good product warranty and to carry an umbrella policy on the residence.

“Don’t do it [manage a rental] on your own,” he says.



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## Looking to Buy or Sell?

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