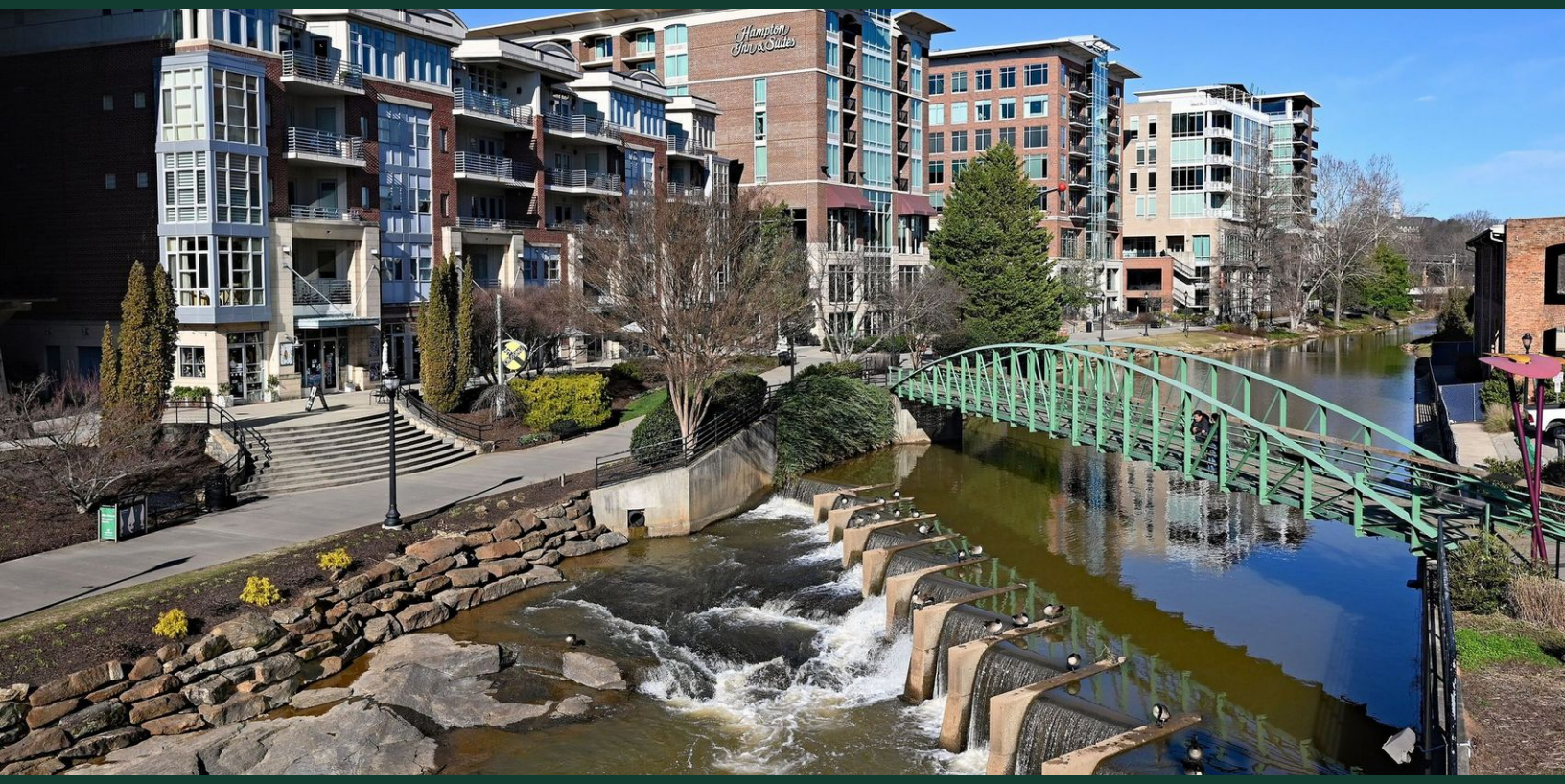
Renting Your Home 101

A practical guide to owning and running a rental.

UPSTATE SOUTH CAROLINA / FOURTH QUARTER 2026



RIVERPLACE & THE REEDY RIVER / GREENVILLE

01 / THE FOUNDATIONS

The opportunity, the responsibilities and the preparation.

02 / THE NUMBERS

Your budget, three financing scenarios and the rent-or-sell decision.

03 / THE PRACTICE

Prepare the home, manage the tenancy and handle the unexpected.

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START HERE

Start with your decision

Renting, selling or waiting can each be sound. Start with your numbers, timing, cash needs and willingness to own a rental.

01 **Your first rental**

Use the example (14) and your budget (21), then tax changes (19), move-in preparation (25) and management (38).

02 **Five homes, considering more**

Review the portfolio check (18), turnover costs (31) and the evidence to request from a manager (39).

03 **Moving: rent or sell**

Start with the decision (20) and worksheets (21-22). Check tax timing (19), financing and any planned return.

BEFORE YOU LIST / SIX STEPS

1 **Check permission.**

Review loan terms, association rules, local rental requirements, and any existing occupancy commitments.

2 **Get real estimates.**

Gather comparable rents, a rental property-tax estimate, and an insurance quote for the intended use.

3 **Walk the house.**

List safety work, repairs, and aging equipment. Price the work needed before occupancy.

4 **Build the budget.**

Calculate cash flow, money needed upfront, and a reserve. Test a difficult year as well as an ordinary one.

5 **Assign the work.**

Choose who handles leasing, repairs, records, and tenant communication. Set approval limits and an emergency contact.

6 **Prepare the tenancy.**

Arrange a reviewed lease, lawful written screening standards, deposit handling, and a documented move-in process.

Select a page number to jump there. Worksheets can be filled in or printed.

A NOTE FROM THE OWNER

Before you start

A rental can be a good investment. First, make sure it is a good decision for you.

You may be moving and wondering whether to keep the house you are leaving. You may have inherited a home, had a difficult experience as a landlord, or already own five rentals and be weighing the next one. This guide starts with the questions those owners have in common: what the house can earn, what it can cost, and who will do the work.

Our team has spent more than ten years owning and managing rental homes in the Upstate of South Carolina. We manage a little over two hundred homes, including 144 of our own. We have taken the Friday-afternoon repair call, opened the property-tax bill and read it twice, and sat on the hard benches in magistrate court. That experience shapes these pages.

This is an owner-education guide from a property management company. We hope it helps you make a sound choice, whether you hire us, manage the house yourself, sell it or wait. We answer questions about the guide whether or not we ever do business together.

Start with the reading route on the previous page. The examples explain the decisions; the worksheets turn them into a plan for your address. Named owners are composites, and financial figures are illustrations rather than quotes or promises.

Keep the guide for the ordinary work, too: comparing a repair quote, offering a renewal, reviewing a statement or responding when rent is late. Clear expectations and dependable follow-through serve both the owner and the person who calls the house home.

Read what you need now. Keep it for later.

Dan D’Ambrosio

Founder, Plenteous
Broker-in-Charge, Plenteous Management

WRITTEN FROM THE UPSTATE

Written for owners in Greenville, Spartanburg, Anderson and Pickens counties. Legal references are to South Carolina. Property-tax examples use Greenville County's historical 2025 rates.

01



TABLE ROCK FROM CAESARS HEAD, PICKENS COUNTY

PART 01

What you are really getting into

The opportunities, the responsibilities, and the preparation that gives you choices.

01 How a rental builds wealth

02 A small business, with people in it

03 History helps. It does not promise.

04 Get a great team

05 Learn the house and the rules

06 The market decides

CHAPTER 01

How a rental builds wealth

Understand the cash, the equity and the risks separately.

A rental can contribute to wealth in several ways. None is automatic, and none makes a weak purchase strong by itself. Start with a house people want to live in, a price and loan you can carry, and enough cash to keep the property in good condition.

First comes cash flow: rent collected less the bills and debt payments. Cash available to withdraw is smaller if you are setting money aside for major replacements. This is the part that supports your household budget, and it deserves its own calculation.

Second is principal reduction. Payments on a mortgage whose scheduled payments gradually repay the loan reduce what you owe. That builds equity (the property's value less its debt), but it is not money you can spend without borrowing against or selling the property. Some months the owner must contribute cash to make those payments.

Third is a change in property value. The Upstate's historical price trend has been strong, with declines along the way. An individual house can perform very differently from a regional index. Appreciation is a possibility, not a source of money for this year's bills.

Fourth is the tax treatment of rental income, expenses and depreciation. It can improve an owner's result, but the benefit depends on the property, the owner's other income and the eventual sale. A deduction is not the same as cash received.

The useful habit is to keep these measures separate. A house may build equity while requiring monthly cash from its owner. Another may produce cash yet need an expensive roof soon. Chapter 7 shows those differences so you can judge each one clearly.

FOUR DIFFERENT QUESTIONS

Cash	Debt reduction	Value change	Tax effect
Can it support your budget?	How much loan is repaid?	What if prices are flat?	What applies to you?

Equity can grow while cash is tight. Judge both before you decide.

Tax treatment varies with the property and owner. Sources 4, 5, 6, 7.

CHAPTER 02

A small business, with people in it

Prepare for the work before you depend on the income.

A rental is a small business with a building that ages, bills that arrive between rent checks and a resident who needs a dependable place to live. A manager can take much of the daily work off your hands. The financial responsibility still belongs to you.

Write down how you or your manager will set rent, screen applicants, approve repairs, handle after-hours calls and respond to late rent. Having a plan in place helps you make consistent, fair decisions when you are under pressure.

Keep accessible cash for interruptions. Three to six months of carrying costs (the bills you must pay even without rent) can be a starting point, but a house with an old roof or a household dependent on every rent check may need more. The reserve page in Chapter 7 turns that idea into dollars.

Expect uneven spending. A partial first month, a leasing fee and a repair can make a statement look disappointing. Read every statement promptly, then judge performance against an annual plan. A surprising bill is a reason to investigate, not proof that the whole investment has failed.

Treat the lease as a real agreement and the tenant as a person. Communicate early, keep accurate records and follow lawful terms consistently. When an accommodation or a realistic repayment arrangement is appropriate, document it. Respect and clear boundaries can coexist.

Finally, decide which work you can do well and which requires help. The aim is a property you can afford, a home that is maintained, and an operating routine you can sustain through an expensive year.

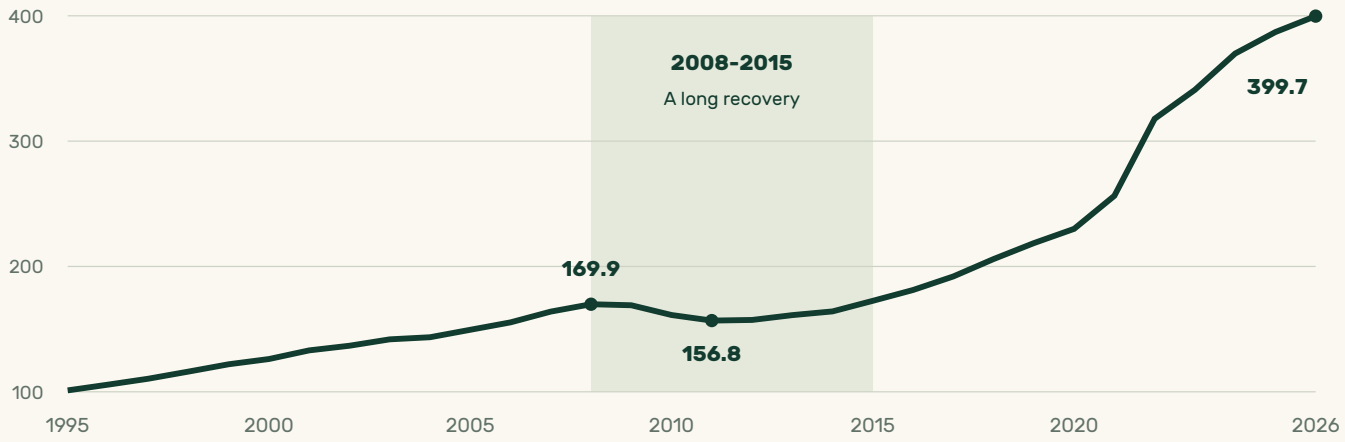
PLAN BEFORE THE PRESSURE

Treat the lease as a real agreement and the tenant as a person.

CHAPTER 03

History helps. It does not promise.

Long holding periods give you options, but they do not remove risk.



Federal Housing Finance Agency index for Greenville-Anderson. Second-quarter readings; first quarter 1995 = 100. Historical index, not an individual property valuation.

The Greenville-Anderson house-price index rose from 101.1 in the second quarter of 1995 to 399.7 in the second quarter of 2026. That is evidence of a strong regional trend. It is not an appraisal of a particular house, and it excludes an owner's repair bills, financing costs and selling costs.

The path was uneven. The second-quarter index fell from 169.9 in 2008 to 156.8 in 2011, a decline of about eight percent. The selected annual readings did not exceed the 2008 level again until 2015. An owner who needed to sell during that period faced both a weaker market and the cost of selling.

Time can help an owner ride out a downturn. It cannot fix every purchase price, location problem, major defect or loan. A long-held property can still lose money after all costs, and selling can be a sensible decision rather than a failure.

Give yourself choices: keep cash available, understand the debt, and think ahead about when you may need the equity. Test the rental with no appreciation. If it requires you to contribute cash, decide whether you can comfortably carry that cost and why it is worth doing.

Use history for perspective. Use your property's income, condition and financing to decide what you can afford today.

Data through the second quarter of 2026, retrieved November 4, 2026. Source 1.

CHAPTER 04

Get a great team

Five phone numbers to have before you need them.

Even owners who manage their own homes rely on other people. Choose them before the water heater fails or a tax deadline is close. Ask about relevant experience, fees and availability, then keep the contact information where you can find it.

01 A certified public accountant (CPA) who works with rental owners. Ask about conversion to rental use, depreciation, improvements, loss limitations and the tax consequences of selling your former home.

02 An insurance agent who understands rentals. Explain the intended use and any vacant period. Ask the agent to confirm the needed property, liability and rental-income coverage in writing.

03 A lender who can evaluate both your existing loan and your next purchase. Ask how keeping this house changes the next home's financing and how much rental income the lender will actually count.

04 Reliable repair professionals: a plumber, an electrician, a heating and air company, and a general repair contact. Confirm qualifications and insurance for the work involved, and agree on how emergencies are handled.

05 An attorney familiar with landlord-tenant work in your county. Have the lease and notice process reviewed before relying on them. Get advice early when a dispute is developing.

A property manager may coordinate much of this work; Chapter 19 explains how to evaluate one. An experienced rental owner can also be a useful sounding board. Ask what they would budget differently if they were starting with your house.

CHAPTER 05

Learn the house and the rules

Find the expensive unknowns while you can still change the plan.

You cannot prevent every surprise. You can uncover many of the ones that change the decision: a restriction on renting, an aging roof, a larger tax bill or an insurance policy that does not match the intended use.

Start with permission. Review your mortgage terms, homeowners association rules and local requirements for the exact address. Ask the relevant city or county about rental registration, licensing, inspections and zoning where applicable. Short-term rentals need their own check.

Then learn the legal responsibilities. South Carolina's Residential Landlord and Tenant Act addresses matters including habitability, deposits and notices. Fair housing requirements affect advertising, screening and accommodations. The source notes link to the rules; an attorney can apply them to your lease and situation.

Walk the house before setting a budget. Record the age and condition of the roof, heating and air equipment, water heater and major appliances. Identify safety work, active leaks and repairs needed before occupancy. Get quotes for work that could change your decision.

Finally, learn the market. Ask a local rental agent or property manager for recent comparable leases. Ask about concessions, condition and time on the market. A listing price is a request. A completed lease is better evidence of what someone agreed to pay.

CHECK PERMISSION

Loan terms, association rules and the requirements for your exact address.

KNOW THE HOUSE

Age, condition, safety work and the next likely replacement.

KNOW THE RENT

Ask for recent comparable leases and adjust for condition and location.

INVESTIGATE BEFORE COMMITTING

A little investigation now makes the budget more honest and the first year easier to manage.

South Carolina duties and remedies. Sources 8, 9.

CHAPTER 06

The market decides

Use the first two weeks to learn, then act on the evidence.

Consider Marcus, a composite owner in Taylors. His mortgage payment was $1,700, so he asked $1,800 in rent. After two weeks of showings and no applications, he reduced the price to $1,725. The home eventually leased after nine vacant weeks for $1,650.

Nine vacant weeks represent about $3,400 in forgone rent at $1,650 a month. The extra $150 he originally sought would take nearly two years to recover that amount, even if collected every month. The point is the cost of waiting, not that any asking price guarantees a quick lease.

Your loan and renovation budget determine what the property costs you. Comparable homes, condition and tenant demand influence what someone will pay to live there. Start with realistic rent, then see whether it covers the costs of your house and loan.

At renewal, the same market gives the tenant alternatives. Compare a possible increase with the cost of a vacancy and a turn (the work of preparing and leasing the home again). Chapter 14 puts those choices side by side.

You control the presentation, maintenance, response time and asking price. Change what the evidence supports, and record what happened so the next decision is better informed.



WHITSETT STREET / GREENVILLE

CHAPTER 06 / CONTINUED

The first fourteen days

Traffic is evidence. Use it to investigate.

Review the listing after the first two weeks, sooner if the response is clearly weak. Look at photographs, reach, showing access, competing homes, application requirements, price and condition. Traffic and applications are clues; no single pattern proves the cause.

Keep the vacancy arithmetic nearby. A week without rent on this example costs about $380. An extra $50 a month is $600 a year, so three additional vacant weeks can cost more than a full year of that increase.

SHOWING TRAFFIC / APPLICATIONS

STRONG / APPLICATIONS

Verify and proceed.

Review qualified applications using your stated process.

STRONG / NO APPLICATIONS

Ask what stopped them.

Check condition, terms and the fit with the asking rent.

WEAK / APPLICATIONS

Read the whole picture.

A small audience can still include the right applicant.

WEAK / NO APPLICATIONS

Check reach and price.

Review photos, showing access, competition and rent.

$380

Approximate rent forgone in one empty week at $1,650 per month: $1,650 × 12 ÷ 52.



A PLENTEOUS HOME AT DUSK

02

PART 02

Make the numbers yours

A worked budget, three financing scenarios, a difficult year, and two worksheets for the decision in front of you.

07 What a rental actually pays

08 Two tax questions to settle early

09 Rent it or sell it?

CHAPTER 07

What a rental actually pays

An illustrative $240,000 house renting for $1,650 a month.

This planning example assumes a two-year tenancy, one vacant month between tenants, and professional management. Irregular costs are spread across years. The amounts are rounded assumptions, not a forecast, a market quote or Plenteous's fee schedule. Replace them with figures for your address.

ONE YEAR / ROUNDED, ANNUALIZED ASSUMPTIONS

Scheduled rent / $1,650 x 12 months	$19,800
Vacancy / one month every two years	-$825
Management / 8% of collected rent	-$1,520
Leasing / half a month, every two years	-$410
Renewal / $250, every two years	-$125
Routine maintenance and repairs	-$1,650
Preparation between tenants / $1,500, every two years	-$750
Rental property taxes / illustrative address	-$4,180
Landlord insurance	-$1,600
Net operating income	$8,740
Major replacement funding / $100 a month	-$1,200
Cash plan before loan payments	$7,540

Net operating income (NOI) is rent less vacancy and operating costs, before debt payments, major replacement funding and income tax. Here it is $8,740 a year. That is a starting point for comparing the property, not the amount you can safely withdraw.

Next, earmark $1,200 a year for major replacements. That leaves $7,540 before debt payments. The $1,200 remains your cash until spent; funding the reserve is not itself an operating expense or an income-tax deduction.

Before income tax. Add any other costs for your address, including association dues, owner-paid utilities or services. The replacement allowance must reflect the condition and age of your systems.

CHAPTER 07 / CONTINUED

One house. Three outcomes.

Monthly cash after the same operating budget and replacement funding.

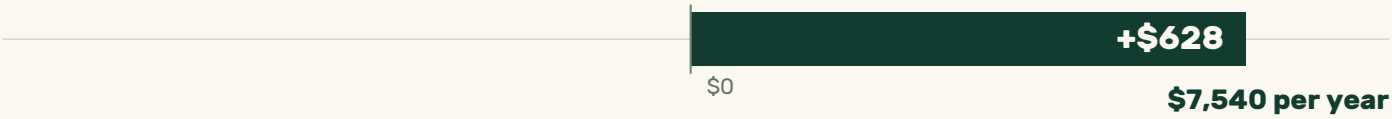
Subtract principal and interest only. Property taxes and insurance are already in this budget; subtracting a full escrowed mortgage payment would count them twice. Use the actual payment and remaining term shown on your loan records.

MONTHLY CASH AVAILABLE / OR SUPPORT REQUIRED

No loan

Owned without debt

Principal + interest: $0/month



$7,540 per year

Loan A

$150,000 balance / 3.25% fixed

Principal + interest: $652.81/month

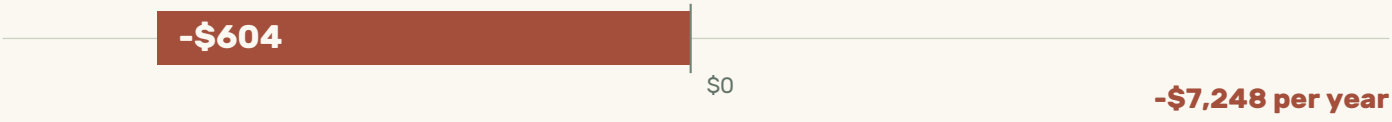


-$294 per year

Loan B

$190,000 balance / 6.75% fixed

Principal + interest: $1,232.34/month



-$7,248 per year

Both loans are fixed-rate and fully amortizing, with 360 monthly payments remaining. Annual principal and interest: Loan A, $7,834; Loan B, $14,788.

A loan can turn a property with positive operating income into one that needs monthly support. Know that amount before you commit. Build your own budget on the worksheets, then test a more expensive year.

Loan payment figures exclude taxes and insurance, which were deducted on the previous page. Cash figures are before income tax and rounded independently to the nearest dollar.

CHAPTER 07 / CONTINUED

Four ways to read the year

The same house and Loan A. Each measure answers a different question.

Cash, debt reduction, property values and taxes are different parts of ownership. Keep them separate when deciding whether the property meets your needs.

01 / CASH PLAN

-$294

PER YEAR AFTER FUNDING

Before earmarking cash: +$906. Setting aside $1,200 for replacements leaves a $294 gap. The earmarked money remains yours until spent.

02 / DEBT REDUCTION

$3,003

PRINCIPAL REPAID / FIRST 12 MONTHS

Part of the loan payment reduces the balance you owe. It builds equity through debt reduction; it is not cash available to spend.

03 / VALUE CHANGE

Three possibilities

Value rises 3%	**+$7,200**
Value stays flat	**$0**
Value falls 3%	**-$7,200**

Hypothetical changes on a $240,000 value. No forecast or selling costs are included.

04 / TAX EFFECTS

Not estimated

Tax treatment depends on your basis, deductions, ability to use losses and eventual sale. A deduction does not automatically produce cash in the same year. Have your tax adviser model your situation.

These figures are not a combined return calculation. Moving cash into a replacement fund is an allocation, not an operating expense or new income. Actual replacements and selling costs would also affect the result.

PLANNING TOOL / THE CASH CUSHION

How much cash to keep

Start with obligations. Then allow for the property and your other commitments.

Three to six months of fixed costs can be a starting point. It is not a universal target. An older house, uncertain income or several rentals may call for more.

LOAN A / FIXED MONTHLY COSTS

Principal + interest	$652.81
Property taxes	$348.33
Insurance	$133.33
About $1,134 a month	

THREE TO SIX MONTHS

$3,400-$6,800

A starting range, before other commitments and known near-term work.

Add other committed expenses and known work such as an aging roof. Existing replacement savings are part of your cash balance: count them once and preserve their purpose. A tenant's security deposit is not your reserve.

STRESS TEST / A MORE EXPENSIVE YEAR WITH LOAN A

Annual cash before new replacement funding	**+$906**
One extra vacant month beyond the base budget	**-$1,650**
Unexpected repair beyond the repair allowance	**-$3,000**
Annual result before new replacement funding	**-$3,744**
If the $1,200 replacement contribution continues	**-$4,944**

This is an annual budget result, not automatically the amount of new money you must deposit. Existing reserves may pay the costs. The test conservatively ignores any management-fee savings during vacancy; it is not a worst-case scenario.

FOR THE GROWING INVESTOR

Before buying the next house

Review the whole portfolio before adding another door.

Put every current home and the proposed purchase on the same annual basis. Judge the next purchase by what it does to the whole portfolio.

Use comparable numbers

Rent after vacancy, less recurring operating costs, is net operating income. Use consistent allowances for management, taxes, insurance and repairs. Subtract actual principal and interest, then major replacement funding. Avoid counting escrowed taxes and insurance twice.

Test overlapping problems

Model two vacant homes and an unexpected repair in the same month. Look for shared risks: one local job market or several roofs and heating systems reaching replacement age together. Plan how to restore spent reserves.

Protect the cash cushion

Calculate cash left after the down payment, closing costs and initial repairs. Compare it with all your homes' needs. Cash earmarked for a roof is already in your balance; do not also count it as an unrestricted cushion.

Check your capacity

Record the hours your homes require. Decide who will cover leasing, urgent calls, inspections and absences as you expand. Include the cost of extra help. Weigh available cash and workload alongside income.

COMPARE FIVE HOMES / ADD THE PROPOSED PURCHASE

Property	Operating income / year	Principal + interest / year	Replacement funding / year	Cash after funding / year	Cash after purchase
Home 1					
Home 2					
Home 3					
Home 4					
Home 5					
Next					
Total					

Cash after funding = operating income - principal and interest - replacement funding.

Shared cash left: _____

Post-purchase balances include replacement funds. Count shared cash once.

CHAPTER 08

Two tax questions to settle early

What will the property-tax bill be, and when might a sale be taxable?

ELIGIBLE LEGAL RESIDENCE

$1,430

4% assessment; school operating exemption

RENTAL EXAMPLE

$4,180

6% assessment; school operating tax included

Illustration only: $240,000 taxable value, 290 total mills, 2025 school operating rate. Rounded annual tax; confirm the actual address and tax year.

A former residence can have a much larger property-tax bill as a rental. In South Carolina, an eligible legal residence generally has a 4 percent assessment ratio and a school operating-tax exemption. A typical rental is assessed at 6 percent and does not receive that exemption.

Using a hypothetical 290-mill district and the 2025 school operating rate, our $240,000 example rises from about $1,430 to $4,180 a year. These are historical planning figures. Confirm the property's taxable value, district, eligibility and conversion-year treatment with the county before relying on a budget.

The second question concerns the federal home-sale exclusion. Generally, qualifying owners can exclude up to $250,000 of gain, or up to $500,000 for a qualifying married couple filing jointly. Ownership and use tests normally require two years within the five years ending on the sale date; other conditions also apply.

After you move out, time spent living in the house gradually falls outside that five-year window. It is not the first tenant's move-in date that controls. Someone who already meets the tests may have roughly three years after moving out, but exact dates, exceptions and the ownership history matter. Ask your tax adviser to calculate the deadline before you sign a lease.

Gain attributable to rental depreciation generally cannot be excluded. Rental periods and other facts can also affect the tax result. Have the adviser compare a sale now with a sale later, using your basis and expected selling costs. Put the relevant date on the calendar.

Property tax, home-sale tests and depreciation on sale. Sources 2, 3, 4, 7.

CHAPTER 09

Rent it or sell it?

Choose the path that fits your money, timing and life.

A good decision starts with this house and your next move. Renting can suit an owner who can fund the setup, handle an expensive year, and leave equity in the property for several years. Selling can free cash, reduce borrowing, or simplify life. Either can be a sound choice.

Start with the two worksheets. Use a realistic rent estimate, a current insurance quote and rental property taxes. Include routine repairs, major replacements and the cost of a manager if you will be away. A small positive monthly balance is only part of the decision.

Then compare the cash a sale would release with what keeping the house requires. That equity might lower the mortgage on your next home, clear expensive debt or fund another priority. Ask your lender to compare both plans before you rely on rental income to qualify.

Look at the cash needed now: preparation, bills before rent begins and a reserve that remains available after the move. Appreciation is uncertain and cannot pay those bills.

If you may return, plan around that date. Review any existing lease and honor its terms; selling or changing your mind does not simply make the home available. Ask for advice before promising when the house will be empty.

Short-term rentals need a separate budget and a check of local and association rules. Furnishings, cleaning, utilities, booking fees and seasonal vacancies can change the result. Decide who will run it while you are away.

Gather your loan statement, moving dates and completed worksheets. Review both paths with your lender, a local property professional and your tax adviser before committing. Confirm any tax-related sale deadline. Choose the path you can fund and live with through a difficult year. Peace of mind belongs in the decision, too.

MAKE A DECISION YOU CAN FUND

Rent it. Sell it. Think it through.

Use the next two pages with real estimates, dates and available cash.

CHAPTER 09 / WORK IT OUT

Know what the rental can carry

Type into the fields or print. Enter positive costs; calculate totals yourself.

ADDRESS _____ DATE _____

	INCOME, COSTS AND TOTALS		PER YEAR
+	Gross rent: monthly rent × 12	$	
–	Vacancy and unpaid rent allowance	$	
–	Management, leasing and renewal fees	$	
–	Routine repairs and maintenance	$	
–	Turnover preparation, averaged per year	$	
–	Property taxes for rental use	$	
–	Rental property insurance	$	
–	Association dues and other owner-paid costs	$	
=	**Net operating income: rent minus the costs above**	$	
–	New funding for major replacements	$	
–	Loan principal and interest only	$	
=	**Annual cash after planned funding, before income tax**	$	

Taxes and insurance are already above; exclude them from any escrowed loan payment. Other costs can include utilities and yard care. Divide the last line by 12 for a monthly budget.

HAVE THE OPENING CASH READY

+	Initial work and one-time setup costs	$	
+	Bills before the first rent arrives	$	
+	Reserve to retain after setup and those bills	$	
=	**Total cash to have ready**	$	

The opening reserve is cash held now. Annual replacement funding is new cash set aside over time. Neither is a second charge for an expense already counted.

CHAPTER 09 / WORK IT OUT

Compare the sale. Test the plan.

Use current estimates and confirm the dates before committing.

	INCOME, COSTS AND TOTALS		ONE-TIME AMOUNT
+	Expected sale price	$	
–	Commissions and other sale closing costs	$	
–	Preparation work and buyer concessions	$	
–	Payoffs of all loans secured by the property	$	
–	Estimated tax from the sale, if any	$	
=	**Net cash available to use**	$	

Count each cost once. Keep aside any estimated sale tax, even if it is paid later.

GIVE THE SALE PROCEEDS A JOB

Next-home purchase, less borrowing, debt repayment or another investment. Compare that use with the rental's cash, possible growth, risk and work.

CONFIRM THE MOVE AND THE DATES

Lender: next purchase works if I keep this home

Tax adviser: sale closing deadline, if relevant

Lease end / date I need the home available

TRY A DIFFICULT RENTAL YEAR / ANNUAL AMOUNTS

+	Annual cash after planned funding from page 21	$	
–	One additional month without rent	$	
–	An additional repair beyond the budget	$	
=	**Annual cash in this difficult year**	$	

CASH SOURCE FOR A SHORTFALL

This is extra vacancy and repair cost, beyond the base allowances. Existing reserves may cover a shortfall. One-time sale proceeds and annual rental cash are different measures; consider timing and the use of your equity.

THE HOUSES WE MEAN

Not every rental is a new build

Rentals take many forms across the Upstate. These photographs show the range of local housing; each address needs its own budget, condition review and check of the applicable rules.



SINGLE-FAMILY

A bungalow on Whitsett Street, Greenville.



SINGLE-FAMILY

A century-old brick house on North Main, Greenville.



SINGLE-FAMILY

A colonial in Greer.



SINGLE-FAMILY

A craftsman in Clemson, near the university.



MILL VILLAGE

Woodside, Greenville: small houses built for mill workers a century ago.



SMALL APARTMENTS

Brandon Mill, Greenville: a cotton mill turned into lofts.

03



LIBERTY BRIDGE, FALLS PARK, GREENVILLE

PART 03

Running it well

The life of a tenancy in the order it happens, the owner's calendar, and the page to open when something breaks.

10 Before anyone moves in

11 Choosing the tenant

12 Maintenance

13 When the rent does not come

14 Renew or turn

15 Move-out

16 Taxes, briefly

17 The owner's year

18 When something happens

19 Should you manage it yourself?

CHAPTER 10

Before anyone moves in

Finish the checks that are harder to fix after the keys change hands.

Confirm that renting is permitted, complete the safety and condition work, and arrange insurance for the intended use. For most pre-1978 housing, federal lead disclosures are required before the tenant signs. Use the six-step sequence at the front to assign each task.

CONFIRM THE COVERAGE

- ☐ Tell the carrier about rental use and any period the house will be empty.
- ☐ Review covered events, replacement coverage, exclusions and deductibles.
- ☐ Check rental-income coverage after a covered loss; ordinary vacancy or nonpayment may not be covered.
- ☐ Review liability limits and the manager's required insurance status, if applicable.
- ☐ Set and explain any lawful tenant-insurance requirement. Confirm what it covers.

PREPARE THE AGREEMENT

- ☐ Use a reviewed lease with rent, term, notice rules and lawful charges clearly stated.
- ☐ Have counsel verify nonpayment language and the notice procedure it supports.
- ☐ Assign maintenance duties and emergency contacts; explain access procedures.
- ☐ Address pets, assistance-animal requests, occupancy and alterations lawfully.
- ☐ Document deposit handling and procedures for ending the tenancy; record the condition at move-in.

Set repair authority

Set a written repair approval limit and an after-hours contact. Explain when urgent work can proceed immediately. An approval threshold must not delay action needed to protect people or prevent further damage.

Fund and document

Keep the opening reserve accessible and separate from money needed for your move. A security deposit is not a repair fund for the owner. Before handing over keys, complete the lease, required disclosures, lawful deposit handling and move-in condition record. Confirm required initial payments have cleared before releasing keys.

Lease duties, disclosures and insurance considerations. Sources 8, 12, 13.

CHAPTER 11

Choosing the tenant

A lawful, consistent process that treats applicants with respect.

Good screening verifies the applicant's ability to meet the lease obligations and provides a fair opportunity to apply. Write the criteria and application process before advertising. Have them reviewed for fair housing and other applicable requirements; a rule can be unlawful even when applied consistently.

Verify income, rental history and the information you use. Set reasonable, relevant standards for the property. Check records for accuracy and review case outcomes rather than treating every eviction filing as a judgment. Give applicants a way to correct mistaken information.

One practical policy is to process complete applications in a stated order and approve the first applicant who meets the lawful criteria. That is an operating choice, not a universal legal requirement. Do not make decisions from personal preferences about who should live in the home.

When a credit or tenant-screening report contributes to a denial or other unfavorable decision, such as a higher deposit, provide the required adverse-action notice. It identifies the report provider and explains the applicant's rights to obtain the report and dispute errors. Your screening provider should help with the procedure; the landlord remains responsible for using it correctly.

Assistance animals are not pets. Evaluate reasonable accommodation requests under the applicable rules, without pet rent or pet deposits for approved assistance animals. Supporting information may be requested when the disability or related need is not apparent, within the limits the law allows. Do not demand a diagnosis or a particular certificate.

Record the decision and the information relied on. Clear criteria, accurate records and respectful communication protect applicants and help the owner make a defensible choice.

BEFORE ADVERTISING

Have the criteria reviewed. State the process clearly.

VERIFY THE RECORD

Check identities, accuracy and the outcome of any reported case.

DOCUMENT THE DECISION

Keep the information relied on, the result and any required notice.

Assistance animals and consumer-report decisions. Sources 10, 11.

CHAPTER 12

Maintenance

Plan the routine work and keep cash for the work you cannot schedule.

Carl and the Hendersons are composite owners facing the same problem: a water heater leaks late on Friday. The combined plumbing and water-damage repair is $1,900. Carl needs to find the money; the Hendersons already have an accessible reserve. The bill is the same. Their ability to respond is different.

First protect people and stop damage safely. Then document the problem, notify the appropriate professionals and arrange the repair. Preventive service can reduce avoidable failures, but no schedule makes equipment last forever. The examples below show what to plan, not guaranteed savings.

PLAN THE SMALL WORK

WORK TO PLAN	EXAMPLE COST	PURPOSE
Heating and air service	$150-250	Find problems and keep equipment operating properly.
Gutter cleaning	$150-300	Keep water moving away from the roof and foundation.
Water heater service	$100-150	Follow the unit's service instructions and inspect for leaks.
Dryer vent cleaning	$100-150	Keep exhaust clear and reduce an avoidable fire hazard.
Termite inspection / bond	$300-500 / year	Review inspection, treatment and coverage terms.

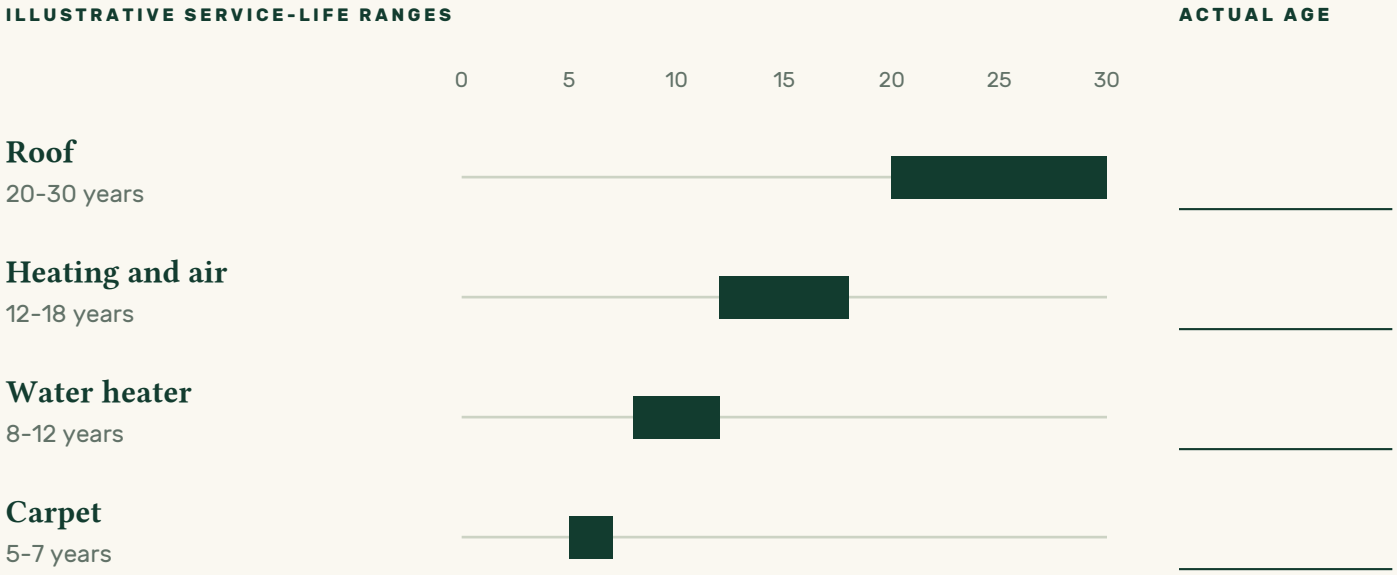
Illustrative planning ranges from the guide, not current local quotes. Scope, frequency and price depend on the property and provider; obtain written estimates.

CHAPTER 12 / CONTINUED

What wears out, and when

Record condition and replacement quotes as well as age.

The worked budget allows $1,650 a year for routine repairs plus $1,200 for major replacement funding. Those are starting assumptions. A nearly new house and one with an old roof need different plans. Record ages, condition and current replacement quotes; update the funding target as you learn more.



For nonurgent work, compare written scopes and quotes when the cost justifies it. Ask about labor, materials, diagnostic charges, warranties and any markup. For an urgent problem, safe, prompt action may matter more than obtaining another bid.

Repair-or-replace is a judgment about condition, remaining service, reliability, warranty and total cost. A costly repair on old equipment deserves a replacement quote; a simple percentage rule should not make the decision for you. Tell the tenant what will happen and when, then confirm the work was completed.

Ranges are planning assumptions, not warranties or tax depreciation schedules. Materials, installation, use and maintenance affect actual life.

CHAPTER 13

When the rent does not come

Early communication, accurate records and a lawful next step.

Tom, a composite owner in Mauldin, let unpaid rent accumulate through a series of informal promises. By August the balance was $6,600, or four months at $1,650. He had no current written plan and had delayed getting advice. The growing balance left fewer workable options for both sides.

The lesson is to respond early with clear records and a workable next step. Verify the ledger, contact the tenant courteously and apply lawful lease terms. Record the amount due, the communication and the next action.

A temporary problem may justify a realistic repayment plan. Put amounts and dates in writing and explain what happens if the plan is not met. Do not assume accepting a partial payment has the same legal effect in every situation; get advice on the agreement and any pending case.

If no workable plan exists, seek legal help promptly. Court costs, missed rent, possible repairs and the time needed to regain possession belong in the owner's risk planning.

Clear expectations can be humane. Speak respectfully, avoid promises you cannot keep, and use lawful procedures. Neither uncertainty nor an escalating unpaid balance helps the owner or the resident.

TOM'S EXAMPLE / COMPOSITE

$6,600

Four months of unpaid rent at $1,650. A growing balance makes a workable resolution harder.

Nonpayment procedures depend on the lease and current law. Sources 8, 9.

CHAPTER 13 / CONTINUED

From notice to possession

The South Carolina process, in outline.

South Carolina's nonpayment and ejectment procedures depend on the lease, required notices, service and court steps. The steps below are an outline, not a day-by-day filing calendar. Have your attorney confirm when a notice is required and when the facts permit filing.

01	Confirm the basis	Check the ledger, due date, lease and required notice. South Carolina has a five-day nonpayment provision; qualifying lease language can affect whether another notice is needed.
02	File when permitted	If the legal conditions are met and the matter is unresolved, seek ejectment through the magistrate court. Follow the county's filing and service requirements.
03	Allow the response	A served rule to show cause generally gives the tenant ten days to respond. Service methods, defenses and the court calendar can affect timing.
04	Obtain the court order	The court determines the next step. A contested case may require a hearing. Do not assume a fixed number of days from filing to possession.
05	Use lawful enforcement	Only authorized law enforcement carries out an ejectment. Do not change locks, shut off utilities or remove belongings to force a tenant out.

Confirm notices, deadlines and enforcement with local counsel. Sources 8, 9.

CHAPTER 14

Renew or turn

Compare the increase with the cost of replacing the tenancy.

In the $1,650 example, a turn can mean $1,650 of vacancy, $1,500 of make-ready work such as cleaning, paint and minor repairs, an $825 leasing fee and $200 of utilities and lawn care. Total: $4,175. Actual costs vary, but writing out each line makes the tradeoff visible.

THE CHOICE	THE RESULT
Renew at $1,725; tenant stays	Adds $900 a year over $1,650.
Tenant leaves; example turn costs $4,175	About 4.6 years of that $900 increase.
Renew at $1,690; tenant stays	Adds $480 a year; $420 less than the higher renewal.

An extra $75 a month produces $900 a year if the tenant stays and pays. A $4,175 turn would consume about 4.6 years of that increase. Compared with renewing at $1,690, asking $1,725 adds only $35 a month, or $420 a year; the same turn equals almost ten years of that difference.

This does not prove every increase will cause a move or that rent should stay below market forever. Consider payment history, care of the home, market alternatives, rising costs and the probability of a vacancy. Begin the conversation about two to three months before the lease ends, following required notice and lease terms.

KEEP THE WHOLE DECISION IN VIEW

Price the increase. Price the possible vacancy, too.

CHAPTER 15

Move-out

A fair accounting starts with the record made at move-in.

Separate ordinary wear from damage beyond normal use. Compare dated move-in and move-out records, consider age and prior condition, and support any lawful deduction with an itemized calculation. The examples below are guides, not automatic charges.

An old carpet should not become a new carpet at the tenant's full expense. Reasonable loss depends on evidence and applicable law; a tax depreciation schedule does not decide a deposit dispute. Use repair costs, remaining value and professional advice where needed.

South Carolina generally requires the itemized deductions and balance within 30 days after termination, delivery of possession and the tenant's demand, whichever is later. Ask for a written forwarding address and act promptly. Wrongful withholding can expose the owner to three times the amount wrongfully withheld and reasonable attorney's fees.

Use a written move-out process, photographs from consistent angles and receipts or estimates. If a charge is disputed, review the evidence before defending it. A clear, fair explanation is part of finishing the tenancy well.

ORDINARY WEAR / EXAMPLES	POSSIBLE DAMAGE / REVIEW THE FACTS
Carpet worn by normal foot traffic	Burns, tears or significant staining
Paint fading or light scuffing with age	Large holes or extensive smoke staining
Hardware loosening through normal use	Broken doors or missing hardware
Fixtures aging in ordinary service	Breakage caused by misuse
An appliance failing from age	An appliance damaged by misuse

Deposit deadlines and remedies: section 27-40-410. Source 8.

CHAPTER 16

Taxes, briefly

Keep good records and ask the right questions before counting a benefit.

A rental's cash flow and taxable income are different calculations. Give your tax adviser the lease, income records, loan interest, operating expenses and major-work invoices, along with the property's purchase and conversion records.

01 Repairs and improvements can receive different tax treatment. Some spending is currently deductible; other spending is recovered over time. Exceptions and elections can matter. Describe the work accurately rather than putting every invoice in one repairs category.

02 Residential rental buildings are generally depreciated over 27.5 years under the standard federal system; land is not depreciable. When a residence becomes a rental, the depreciation basis (the value used to calculate the deduction) generally starts with the lower of adjusted basis or fair market value at conversion, with land excluded.

03 A tax loss is not always deductible immediately. Passive-activity and other limits may defer it. Setting cash aside for a replacement is not itself a deduction, and principal payments are not mortgage interest.

04 On sale, gain attributable to building depreciation you claimed (or were entitled to claim) generally cannot use the home-sale exclusion and may face a federal rate of up to 25 percent, with other taxes possible. Model the actual sale with your adviser, including any South Carolina obligations.

GIVE YOUR ADVISER THE FULL PICTURE

Income. Costs. Conversion records. Plans to sell.

Federal rental taxation, depreciation and sale treatment. Sources 4, 5, 6, 7.

CHAPTER 17

The owner's year

Read every statement promptly. Judge performance over a useful period.

Review rent received, charges, invoices, reserves and owner distributions each month, starting with the first statement. Investigate missing money or unexplained work immediately. A partial first month is poor evidence of a normal annual result, so compare several full months and then the complete year with your plan.



MONTHS FROM THE START OF THE LEASE

Every month	Read the statement promptly. Match rent, invoices, fees, reserves and distributions to the records.
First full months	Compare results with the budget. Investigate differences; avoid judging the annual plan from a partial month.
Before renewal	Begin two to three months before the lease ends. Review condition, payment history, comparable rents and turnover cost.
After a full year	Compare actual income and spending with the plan. Update rents, quotes, equipment ages and cash targets.

CHAPTER 17 / CONTINUED

The owner's calendar

Seasonal work and lease deadlines belong on different schedules.

Keep calendar tasks separate from lease dates. A renewal belongs on the tenancy's calendar, whatever month it ends. Schedule inspections with lawful notice and required access procedures, and adapt service work to the equipment, property and season.

WHEN	WHAT TO DO
January	Send annual records to the tax adviser. Review insurance and reset reserve targets.
Spring	Inspect for winter damage and drainage problems. Arrange termite review and gutter work as needed.
Before hot weather	Service the heating and air equipment according to its needs. Check filters and record condition.
Midyear	Review the budget, equipment ages and upcoming work. Schedule an inspection with proper notice.
Before cold weather	Check weather preparation, exposed plumbing and safety devices; follow equipment instructions.
When the tax bill arrives	Compare the bill with the estimate and assessment status. Investigate discrepancies promptly.
Year-end	Review the full year, update repair quotes and plan next year's work. Resolve accounting questions.

Add the actual lease end date, notice deadlines, inspection dates and any tax-related sale deadline to your own calendar.

CHAPTER 18

When something happens

A calm first action, followed by the right process.

Start with safety, facts and documentation. This quick reference points you to the fuller explanation. Use the actual lease, current rules and professional help when the situation calls for them.

A leak, loss of heat or another urgent failure	Protect people and stop damage safely. For immediate danger call emergency services or the utility. Arrange prompt qualified help and document the response. **CHAPTER 12 / P. 27**
The rent is late	Verify the ledger, contact the tenant and follow the lawful lease and notice process. Seek advice promptly if no workable written plan exists. **CHAPTER 13 / P. 29**
The tenant wants to end the lease early	Review the lease and applicable law before stating charges or deadlines. Put agreed terms in writing and plan reletting. **CHAPTER 10 / P. 25**
An assistance-animal request	Use the reasonable-accommodation process. Request supporting information only when permitted; approved assistance animals are not subject to pet fees. **CHAPTER 11 / P. 26**
Heating and air equipment fails	Assess urgency and get a diagnosis. Compare repair and replacement using condition, reliability, remaining service and written costs. **CHAPTER 12 / P. 27**
The deposit is disputed	Compare the condition records and itemized costs. Confirm the statutory deadline and review any disputed charge against the evidence. **CHAPTER 15 / P. 32**

CHAPTER 18 / CONTINUED

When something happens

More situations. The first action to take.

The property-tax bill jumps	Check the assessment status, taxable value and district with the county. Confirm whether the bill is correct before revising the budget. **CHAPTER 08 / P. 19**
You want to raise the rent	Compare current rents, payment history, costs and possible turnover. Follow lease terms and required notice. **CHAPTER 14 / P. 31**
You are thinking about selling	Check tax timing, net sale proceeds and the use of your equity. Review any lease before promising vacant possession. **CHAPTER 08 / P. 19** **CHAPTER 09 / P. 20**
Storm or water damage	Make safety the priority, prevent further damage when safe, document the loss and notify the carrier promptly. Confirm what the policy covers. **CHAPTER 10 / P. 25** **CHAPTER 12 / P. 27**
A neighbor or association complains	Verify the facts and the relevant rule before contacting the tenant. Use required notice and cure procedures when applicable; document the outcome. **CHAPTER 10 / P. 25**
A statement is missing or unclear	Request the ledger, invoices and an explanation promptly. Compare records with the agreement and escalate unresolved discrepancies. **CHAPTER 19 / P. 38**

CHAPTER 19

Should you manage it yourself?

Choose the people and the process, then understand the full cost.

Self-management can work when you have time, reliable local help, good records and the willingness to learn the rules. A manager can be valuable when you are far away, own several homes or prefer to delegate daily decisions. Compare the actual work each option requires.

Whoever manages must coordinate pricing, marketing, lawful screening, the lease, rent collection, repairs, inspections, records and move-out accounting. Ask to see how those tasks are done. A sample statement, inspection report and written workflow say more than a reassuring promise.

Compare a full year of fees under the same scenario: occupied months, a vacancy, a new lease, a renewal and a major repair. Include minimum fees, markups, cancellation costs and any charges during vacancy. The financial example in this guide is illustrative; request the manager's current written schedule.

Hiring help does not remove the owner's responsibilities. You still fund repairs and reserves, maintain appropriate insurance, review statements and make decisions reserved to you under the agreement. If you will be away, establish approval limits, response expectations and a backup contact.

Use the questions on the next page to compare evidence and terms. A clear management agreement should tell you what is included, what requires approval, what it costs and how either party can end the relationship.



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CHAPTER 19 / CONTINUED

Before you hire a manager

Ask for evidence as well as answers.

01 What rental ownership and management experience does your team have?

02 What would a full year of service cost under my property's likely scenarios?
Request the complete written fee schedule, including vacancy and repairs.

03 How do you set rent and respond when a listing is not leasing?

04 How do you screen applicants and handle accommodation requests?

05 How are repair decisions, approvals and after-hours calls handled?
Request the approval policy and a sample invoice.

06 Where are deposits held and how is the accounting documented?

07 What will I be able to see about my property and its money?
Request a sample statement, ledger and inspection report.

08 What responsibilities and decisions remain with me?

09 How can either party end the agreement?
Review notice, fees, records, deposits and the handoff.

10 What would you change first if this were your house?

A decision you can live with

The water heater may still fail on a Friday. Preparation changes what happens next: you have a repair contact, clear authority to act and money available. The resident knows whom to call. You can deal with the problem without making the future of the whole property depend on that one evening.

That is what a sound rental plan buys you: room to make good decisions. Know the costs, maintain the house, communicate clearly, review the records and keep enough cash to respond when the year differs from the budget.

Keeping the property is one possible outcome. Selling it or waiting can be just as well judged. Choose the path that fits your numbers and your life, then do the work that path requires.

CLEAR NUMBERS. DEPENDABLE FOLLOW-THROUGH.



KEEP THESE CLOSE

The ideas in one place

01 ## Start with your decision

Renting, selling and waiting can each be sound. Compare cash, timing, equity and the work involved.

02 ## Separate the measures

Cash, loan reduction, value changes and tax effects answer different questions. Do not treat them as interchangeable.

03 ## Budget past the rent

Include vacancy, fees, repairs, turnover, taxes and insurance. Then fund replacements and subtract principal and interest.

04 ## Keep options available

An accessible reserve helps you respond. A long holding period offers flexibility, not a guarantee of profit.

05 ## Confirm the tax facts

Use the rental tax estimate. Check your home-sale exclusion timing before committing to a lease.

06 ## Read the market

Review price, presentation, showing access and condition. Use actual leasing evidence to guide changes.

07 ## Screen fairly

Use lawful written criteria, accurate information and a consistent process. Document the decision and required notices.

08 ## Respond early

Communicate respectfully, keep records and follow the lease and law. Put workable arrangements in writing.

09 ## Price the whole turn

The example turn costs $4,175. Compare that with the increase, the market and the chance of a vacancy.

10 ## Document condition

Photograph the home, consider age and ordinary wear, and support lawful deductions with a clear accounting.

11 ## Read every statement

Review promptly from month one. Use a full year to judge performance, and investigate discrepancies when they appear.

12 ## Ask for evidence

A fee schedule, statement, inspection report and approval policy make a manager's promises easier to evaluate.

Questions about the guide: hello@plenteous.com / 864-400-0808

HISTORICAL REFERENCE / TAX YEAR 2025

Millage, made visible

Use the address and current tax year for an actual estimate.

A mill is $1 of tax per $1,000 of assessed value. The assessment ratio determines how much of the property's taxable value is assessed. Eligible legal residences also receive a school operating-tax exemption.

COMPONENTS / MILLS

LINE ON THE BILL	MILLS
County operations and debt	47.7
Library, technical college and art museum	12.4
School operations	141.2
School debt	48.5
Municipal / fire / special charges	Varies

SELECTED DISTRICTS / MILLS

DISTRICT / EXAMPLE	TOTAL
065 / No fire district	250.1
897 / Simpsonville	281.5
200 / Wade Hampton	297.3
794 / Mauldin	303.8
500 / Greenville	331.5
366 / Travelers Rest	333.0
190 / Greer fire	361.1

District numbers matter: a city or postal name alone does not identify the rate. These selected 2025 totals are examples, not a quotation for every property in that area. Eligible legal residences omit the 141.2 school operating mills in this illustration.

At a hypothetical 290 total mills and $240,000 taxable value: residence tax is $240,000 × 0.04 × 0.1488 = $1,428.48; rental tax is $240,000 × 0.06 × 0.290 = $4,176. Credits, caps, exemptions and fees can change the actual bill.

A BASIC RENTAL ESTIMATE

Taxable value × 0.06 × (total mills ÷ 1,000)

Confirm value, district, eligibility and timing with the county. Sources 2, 3.

THE WORDS YOU WILL USE

A short glossary

Assessment ratio. The share of taxable value assessed: generally 4% for an eligible South Carolina legal residence and 6% for a rental.

Millage. The rate per $1,000 of assessed value; 290 mills means $290 per $1,000.

Net operating income. Rent less vacancy and operating costs, before debt payments, major replacement funding and income tax.

Cash after funding. Operating income less principal and interest and planned replacement funding; the guide's owner-budget measure, before income tax.

Principal and interest. The loan repayment and financing charge. Excludes taxes and insurance collected through escrow.

Reserve. Accessible owner cash for interruptions and future work. A balance held, not an additional expense merely because it is set aside.

Capital replacement. Major work such as a roof or equipment replacement. Plan its funding separately from routine upkeep.

Equity. Property value less secured debt. Selling costs and possible taxes reduce the cash a sale releases.

Comparables. Similar properties used to estimate rent or value, adjusted for condition, location and other differences.

Vacancy allowance. A budget for rent not received while the property is empty.

Make-ready / turn. Preparation between tenants; a turn includes the wider cycle of vacancy, preparation and reletting.

Rental-income coverage. Insurance that may cover lost rent after a covered loss, subject to the policy's terms, limits and exclusions.

Fair housing. Requirements against unlawful housing discrimination, including applicable accommodation duties.

Assistance animal. An animal that may qualify for a disability-related accommodation; it is not treated as a pet under the applicable rules.

Adverse-action notice. Required notice when a consumer report contributes to an unfavorable rental decision; see Chapter 11.

Security deposit. Money held under the lease, with lawful deductions and return governed by statute. See Chapter 15 for the deadline triggers.

Ordinary wear. Deterioration from normal use and aging, distinguished from damage beyond normal use.

Ejectment. The court process for recovering possession. Notice, service and enforcement requirements matter; see Chapter 13.

Tax basis. The amount used for tax calculations, starting with acquisition cost or another required value and adjusted for items such as improvements and depreciation.

Depreciation. A tax deduction recovering the eligible cost of property over time; land is excluded. Sale consequences can follow.

Home-sale exclusion. A possible exclusion of gain subject to ownership, use and other tests. Moving out affects the five-year use window; see Chapter 8.

EVIDENCE BEHIND THE GUIDE

Notes and sources

Official references reviewed November 4, 2026. Select a source to open it.

01

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fred.stlouisfed.org / ATNHPIUS24860Q

02

Property-tax treatment

Greenville County Real Property Services: legal residence eligibility, assessment ratios and the school operating-tax exemption.

greenvillecounty.org / Real Property Services

03

Historical millage

Greenville County Auditor, 2025 Millage Sheet. District examples are identified by their published district numbers.

greenvillecounty.org / 2025 Millage Sheet

04

Sale of a former home

Internal Revenue Service, Publication 523, Selling Your Home: ownership, use and other exclusion conditions.

irs.gov / Publication 523

05

Rental depreciation and basis

Internal Revenue Service, Publication 527, Residential Rental Property: depreciation, conversion basis and limitations.

irs.gov / Publication 527

06

Rental income and expenses

Internal Revenue Service, Topic 414: reporting rental income, expense categories and loss limitations.

irs.gov / Topic 414

07

Depreciation when a home is sold

Internal Revenue Service, Property (Basis, Sale of Home, etc.) frequently asked questions: depreciation allowed or allowable and gain on sale.

irs.gov / Property and sale-of-home questions

LAW, SCREENING AND PREPARATION

Sources & editorial notes

08

Landlord and tenant duties

South Carolina Code, Title 27, Chapter 40. See sections 27-40-410 (deposits), 27-40-440 (landlord duties) and 27-40-710 (noncompliance and rent).

scstatehouse.gov / Title 27, Chapter 40

09

Recovery of possession

South Carolina Code, Title 27, Chapter 37, Article 1: ejectment, service, response and enforcement.

scstatehouse.gov / Title 27, Chapter 37

10

Assistance animals

United States Department of Housing and Urban Development, Assistance Animals: reasonable accommodation and supporting-information guidance.

hud.gov / Assistance Animals

11

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Federal Trade Commission, Using Consumer Reports: What Landlords Need to Know, including adverse-action notices.

ftc.gov / Consumer reports for landlords

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Lead disclosures

United States Environmental Protection Agency, Real Estate Disclosures about Potential Lead Hazards: duties for most pre-1978 housing.

epa.gov / Real estate lead disclosures

13

Insurance and rental use

National Association of Insurance Commissioners, Renting Out Your Home? You Need Insurance Coverage for Home-Sharing Rentals. Discuss the specific intended use with your carrier.

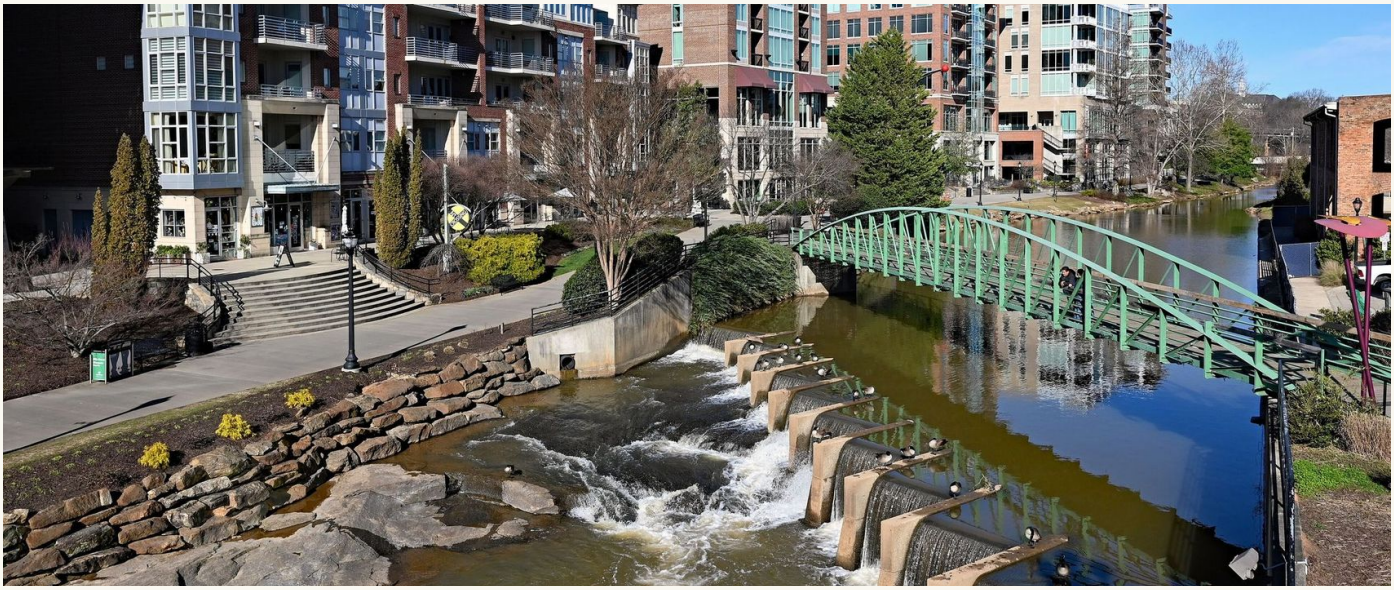
content.naic.org / Insurance and home sharing

Named owners are composites; names, locations and details are changed. Budgets, repair prices and equipment-life ranges are planning illustrations, not quotes or guarantees. The loan examples assume 360 remaining monthly payments and full repayment over that term.

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UPSTATE, IN VIEW

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Plenteous Management: the home at dusk on page 13 and the completed home on page 40. Plenteous brand mark and the original color photograph of the home at dusk: plenteous.com.

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864-400-0808

3215 Old Buncombe Road, Greenville, South Carolina 29609