Regardless of the type of investment property that you are renting, there's a lot to think about when you are a landlord. Luckily, there are a number of technological advances that are here to help.

Rather than attempting to do everything alone and risking something being missed, you can rely on technology to help streamline things. Here are three of the key ways you can boost your rental property business with the help of modern technology.

By Going Paperless

There's no denying that paperwork takes up a lot of space and there's a fair amount of paperwork that comes with a rental property. Not only do you need to store the hard copies but you also need to find time to file, organize, and locate the paperwork when the time comes.

That's not including the likelihood of irreplaceable paperwork going missing, something that all landlords dread. This is why a lot of landlords are choosing to go paperless.

There's also the major benefit that by going paperless and using better real estate software, you immediately reduce the costs that come with paperwork. Don't forget, the cost of paper and printing ink soon adds up.

You are likely to find that going paperless is a budget-friendly option. There are a number of other benefits that come with going paperless as a rental landlord, for example:

- There is no need to worry about storing paperwork.
- There is no need to worry about paperwork becoming accidentally damaged. For example, a leak or fire may occur at any time.
- When documents are cloud-based, they can be accessed from anywhere.
- You won't find yourself faced with hard to read handwriting and illegible applications from tenants.
- It's very easy to send paperless documents to tenants.

By Handling Maintenance Requests Online

As a landlord, you are sure to have a fair amount of tenant maintenance requests to deal with. These can be hard to manage if they are done via telephone or in-person. To avoid forgetting about an important request, everything can be handled online. There are online

systems that allow tenants to log maintenance requests with ease, while also allowing you to track and manage them.

As a landlord, it's a lot easier to prioritize the importance of requests when they are all in an easy to manage the system; urgent ones can be handled first, with others being dealt with a little later.

It's also very helpful when it comes to deciding whether or not to renew someone's lease.

If the tenant has made a lot of complaints and required a lot of maintenance, are they someone you want to continue renting to?

Not only does it simplify the way you handle requests as a landlord, it simplifies the way tenants make them. Tenants are able to log a request at any time and from the convenience of their own home, something that is a huge selling point when it comes to marketing a rental property.

By Offering Online Payments to Tenants

When it comes to property management, there are certainly a number of benefits that come with the development of technology. One of the main benefits is online payments for tenants. According to Mobiliti, this can also be a huge help for commercial tenants and commercial real estate owners as well!

There's no need for tenants to worry about sending a check on time or worrying about late payment fees if the office closes, as paying online is hugely convenient and can be done at any time. You could make it even easier by putting an app into place, allowing tenants to pay from their smartphones wherever they are. There are few things more convenient for tenants than allowing them to pay their rent online, but it's also a major convenience for you. Even if you have landlord insurance in place, rent arrears are common and a headache for landlords, so making it easy for your tenants to pay you is win-win.

Think about the time and money that comes with managing rent and accounting – a lot of these are reduced when you take things online. There's also the benefit of being able to quickly check to see who has paid and when, making handling payment disputes a lot simpler.

Landlords and tenants are all privy to the same information, meaning that arguments are unlikely.

Thanks to technology, you can improve your rental property business by boosting production and efficiency. This will save you time and money in the long run, while also reducing stress.