ELEVATEFLORIDA

LANDLORD RESOURCE GUIDE

Protect & Elevate Your Investment

Tenant Screening · Income Protection · Property Upgrades · Financing

Education · Expertise · Elevation

OVERVIEW

Your Property Is an Asset. Protect It Like One.

Most landlords find out how exposed they are only after something goes wrong — a non-paying tenant, a property damage dispute, an expensive eviction, or a unit that sits vacant because it cannot compete in the market. This guide gives you the tools, programs, and strategies to stay ahead of every one of those scenarios. From tenant screening and income protection to property upgrade financing that increases your rental value — this is your complete playbook for a protected, profitable rental.

$12,000	12 months	$10,000	0%
Avg eviction cost	Max rent coverage	Damage protection	PACE upfront cost

SECTION 01

SingleKey: Smarter Screening, Stronger Protection

The most expensive mistake a landlord makes is placing the wrong tenant. A bad placement does not just cost you rent — it costs you time, legal fees, emotional energy, and months of income during the eviction process. SingleKey is the platform that eliminates that risk from both ends: it screens better tenants in, and protects you financially if anything goes wrong.

What the SingleKey Screening Report Covers

— **Credit check:** full credit report through Equifax or TransUnion — payment history, outstanding debt, collections

— **Eviction history:** national eviction search — one of the most important factors most landlords overlook

— **Criminal background:** public records search across available databases

— **Income verification:** employment and income documents verified directly through the platform

— **ID verification:** government-issued identification confirmed before you ever meet the applicant

— **Everything in one PDF:** the full report is compiled into a single professional document — no chasing documents or assembling files manually

> A comprehensive screening report is your first line of defense. The information in a SingleKey report tells you more about an applicant in 10 minutes than a conversation ever could.

SingleKey Screening Costs — Transparent Pricing

Report Type	What Is Included	Who Pays
Single Bureau Report	Credit check (1 bureau), eviction history, public records, online application, income + ID verification	Applicant — agent pays nothing
Dual Bureau Report	Everything above plus second bureau credit check for a more complete credit picture	Applicant — agent pays nothing
Landlord Account	Platform access, report review, tenant management dashboard	Free to set up

> **Visit singlekey.com to create your free landlord account. The applicant pays for their own screening directly — your cost is zero.**

SECTION 02

The SingleKey Rent Guarantee: Your Financial Safety Net

Even the best screening process cannot predict every outcome. Job loss, financial hardship, and unexpected life events happen — and when they do, they become your problem as a landlord. The SingleKey Rent Guarantee is designed specifically for this scenario: it pays you when your tenant cannot.

What the Rent Guarantee Covers

Coverage Type	Maximum Protection	Details
Unpaid Rent	Up to 12 months / $60,000	Covers missed payments from the moment a tenant stops paying
Malicious Property Damage	Up to $10,000	Covers intentional damage beyond the security deposit
Eviction Legal Fees	Up to $2,000	Paralegal support and legal fee reimbursement during eviction
Lease Break Protection	Up to 30 days rent	Covers lost income if tenant vacates without proper notice
Eviction Management	Included	SingleKey's paralegal team guides you through the entire eviction process

The Real Cost of Not Having Coverage

Consider this scenario: your tenant loses their job in month 3 of a 12-month lease. They stop paying. The eviction process in Florida takes a minimum of 3–4 months when done correctly. Here is what that costs you without protection:

Cost	Amount
4 months lost rent ($2,500/mo)	$10,000
Attorney fees for eviction filing	$1,500–$3,500
Court filing and process server fees	$400–$600
Property damage beyond deposit	$2,000–$8,000

Re-listing and vacancy costs	$500–$1,500
Total potential loss	**$14,400–$23,600**

The Rent Guarantee costs a fraction of what one bad eviction costs. For a landlord with 1–3 properties, a single unprotected eviction can wipe out an entire year of rental income.

Qualifying for the Rent Guarantee

— Your tenant must earn a verifiable income

— No recent bankruptcies or evictions on their credit report

— Rent-to-income ratio must not exceed 50% of gross monthly income

— You must have a valid signed lease agreement in place

— Property must be located in the United States

— SingleKey will not charge you until the guarantee is approved and the lease starts

SingleKey pricing for the Rent Guarantee varies based on the monthly rent amount and coverage level. Visit singlekey.com to get a quote for your specific property.

SECTION 03

Elevate Your Property — and Your Rental Income

A well-maintained, upgraded property attracts better tenants, commands higher rent, and sits vacant for fewer days. In South Florida's competitive rental market, the condition and features of your property directly determine who applies — and how much they are willing to pay. The landlords who consistently rent at top dollar are not lucky — they invest strategically in their properties.

Upgrades That Increase Rental Value Most in South Florida

Upgrade	Estimated Cost	Rental Value Increase	Tenant Impact
New flooring (LVP or tile — no carpet)	$3,000–$8,000	$100–$300/mo	Immediate — carpet is a dealbreaker for many South FL renters
Kitchen refresh (counters, hardware, paint)	$2,000–$6,000	$150–$400/mo	Kitchen is the most photographed room — drives inquiries
Impact windows and doors	$8,000–$25,000	$200–$500/mo	Insurance savings + premium tenant attraction
HVAC replacement or upgrade	$4,000–$8,000	$100–$250/mo	Non-negotiable in South FL — old units cause complaints and vacancies
Fresh neutral paint throughout	$800–$2,500	$50–$150/mo	Highest ROI upgrade — transforms perception instantly
In-unit washer/dryer	$800–$1,500	$100–$200/mo	Top-requested amenity — significantly widens qualified applicant pool
Smart home features (keypad, thermostat)	$300–$800	$50–$100/mo	Appeals to young professionals and luxury renters

THE MATH: A $5,000 flooring upgrade that increases rent by $200/month pays for itself in 25 months — and every month after that is pure return. Upgrades are not expenses. They are investments with a measurable ROI.

SECTION 04

PACE Financing: Upgrade Now, Pay Through Your Property Taxes

PACE stands for Property Assessed Clean Energy. It is a Florida state program that allows property owners to finance home improvements — with no upfront cost and no credit check required — and repay through their property tax bill over time at a fixed rate. For landlords who want to upgrade their property without touching cash reserves, PACE is one of the most powerful tools available in Florida right now.

What PACE Covers for Rental Properties

— **Impact windows and doors** — one of the highest-value upgrades in South Florida for both tenant attraction and insurance savings

— **Roof replacement or repair** — protects your structure and eliminates a major tenant complaint trigger

— **HVAC systems** — newer, energy-efficient units reduce utility costs and maintenance calls

— **Solar panels** — generate long-term savings and appeal to eco-conscious renters

— **Water heaters** — tankless upgrades reduce complaints and improve efficiency

— **Garage doors and storm protection** — required for many South Florida insurance policies

— **Electric vehicle chargers** — increasingly requested by luxury rental applicants

— **Pool pumps and generators** — high-value amenities that command premium rent

How PACE Works

1	Apply online at floridapace.gov — no credit check required, no income verification
2	Get approved based on your property equity and tax payment history, not your credit score
3	Choose your contractor and complete the approved upgrade
4	The financing is added to your property tax assessment and repaid over a fixed term — typically 5, 10, or 25 years
5	Fixed rate payments — no variable rate surprises
6	The assessment stays with the property — transferable at sale (disclose to buyers)

> **PACE KEY ADVANTAGE: No credit check. No upfront cost. No cash out of pocket today. You complete the upgrade, increase the rental value, and the higher rent covers the property tax payment over time.**

Important PACE Considerations for Landlords

— PACE liens are in first position — they must be disclosed to any lender or buyer when selling or refinancing

— Some mortgage lenders may require the PACE lien to be paid off at refinance — confirm with your lender before applying

— If you plan to sell within 2–3 years, calculate whether the assessment payoff at sale is worthwhile vs. the rental income increase

— PACE works best for landlords planning to hold the property long term — the ROI compounds over time

— Get multiple contractor quotes before starting — PACE does not set contractor prices

> Visit floridapace.gov to see if your property qualifies and get a financing estimate. The application takes minutes and approval is typically fast.

SECTION 05

Other Financing Options for Property Upgrades

PACE is not the only option. Depending on your equity position, credit, and goals, one of these alternatives may work better for your specific situation.

Home Equity Line of Credit (HELOC)

If you have equity built up in your rental property, a HELOC allows you to draw against that equity as a revolving line of credit — similar to a credit card but secured by your property.

— Typically lower interest rates than unsecured loans — currently around 7–9% in Florida

— Draw only what you need, when you need it — pay interest only on what you use during the draw period

— Flexible — use for any improvement, not limited to energy-efficient upgrades like PACE

— Does not sit in first lien position like PACE — better for landlords who may refinance or sell

— Requires good credit (typically 680+) and sufficient equity (usually 20%+ remaining after the line)

Cash-Out Refinance

If your property has appreciated significantly, a cash-out refinance lets you pull equity out as cash — replacing your existing mortgage with a new, larger one.

— Access larger amounts than a HELOC — useful for major renovations

— Fixed rate on the full loan amount provides payment predictability

— Resets your mortgage term — consider whether extending your payoff timeline makes sense

— Use the cash for any improvement — flooring, kitchen, HVAC, windows, or multiple upgrades at once

— Works best when current rates are at or below your existing mortgage rate

Miami-Dade Single Family Rehabilitation Program

Miami-Dade County offers a Single Family Rehabilitation Program that provides low-interest loans for qualifying property owners for repairs and improvements. Eligibility requirements and availability vary — contact Miami-Dade County Housing and Community Development for current program details and income limits.

> Contact Miami-Dade Housing and Community Development at miamidade.gov/housing to check current program availability and whether your property qualifies.

Comparing Your Financing Options

Option	Best For	Credit Required	Rate	Key Watch-Out
PACE	Energy upgrades, no credit, fast approval	None required	Fixed, varies by term	First lien position
HELOC	Flexible draws, lower rate, any upgrade	680+ recommended	~7–9% variable	Variable rate risk
Cash-out Refi	Large renovation, fixed rate preferred	620+ minimum	Current market rate	Resets mortgage term
Personal Loan	Small upgrades, fast funding	Good credit helpful	7–20%+	Higher rates, shorter terms
County Programs	Low-income qualifying properties	Varies	Low or 0%	Income limits, limited availability

SECTION 06

The Elevate Florida Landlord Protection Stack

The most profitable landlords in South Florida are not the ones who spend the most — they are the ones who have the right protections in place so that nothing catches them off guard. Here is the complete stack, in order of priority.

Layer	Tool	What It Does	Priority
1 — Screen	SingleKey Tenant Report	Verifies credit, eviction history, criminal background, income, and ID before placement	Before every applicant
2 — Protect Income	SingleKey Rent Guarantee	Covers up to 12 months unpaid rent, $10K property damage, $2K legal fees, lease break	Every placement
3 — Insure the Structure	DP-3 Landlord Policy	Covers structure, liability, and loss of rental income from covered events	Always in place
4 — Insure for Flooding	Flood Insurance (NFIP or private)	Essential in South Florida — standard policies never cover flood damage	Always in place
5 — Require Renters Insurance	Tenant's renters policy	Tenant covers their own liability and belongings — reduces your exposure significantly	Lease condition
6 — Upgrade the Asset	PACE or HELOC	Finance property improvements that increase rental value and attract better tenants	As needed
7 — Legal Foundation	Florida-compliant lease	Every protection above rests on a properly written, enforceable lease agreement	Always

Layer 1 screens better tenants in. Layers 2–5 protect you if anything goes wrong. Layer 6 increases the value of the asset itself. Layer 7 makes all of it enforceable. You need all seven.

YOUR NEXT STEP

Work With Elevate Florida

Elevate Florida is South Florida's resource hub for landlords, tenants, and agents. We connect property owners with the tools, programs, and professionals that protect their investment and maximize their returns — from tenant placement and SingleKey enrollment to property upgrade guidance.

— Need help placing a qualified tenant? We handle the full process — screening, offer, lease, move-in

— Want to enroll in SingleKey? We can introduce you to the platform and walk you through setup

— Interested in PACE financing for your property? We can connect you with the right resources

— Looking for a Florida-compliant lease review? We can refer you to the right professionals

— Want to list your property for rent and reach more qualified applicants? We handle that too

Ready to protect and elevate your investment?
Visit elevateflorida.rent to get started or reach out directly.
Follow @elevateflorida for market updates, landlord tips, and resources.

This guide is for informational purposes. SingleKey pricing, PACE terms, and program availability are subject to change. Verify current details directly with each provider before making financial decisions.

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