

SRP REALTY & MANAGEMENT
RENTAL MANAGEMENT TIPS
APRIL 2017



**Welcome to SRP Realty & Management's
Rental Management Tips**

**We Love the Rental Business and Are
Happy to Share Our Experience and Knowledge
with our Clients and Rental Investors**



This Month's Rental Tip:
SCREENING TENANTS

Probably the Most Important Step to a successful renting experience is Screening.

A Bad tenant will make the rental experience bad.

A Good tenant will make the rental experience good.

How to Find a Good Tenant:

There are NO guarantees in the rental business. So, as a Landlord you must do your Due Diligence. Look at a rental prospect's History...as you know history tends to repeat itself.



Credit Report Review:

Credit score is a good indicator of the applicant's ability to pay on time. Also, it is important to review the detail of the credit report. What kind of delinquencies or charges offs are reported? A good credit report will show the Monthly debt of the applicant (car loans, credit card payments, lines of credit, etc). Add these current liabilities up to help you determine IF there is enough \$\$ leftover to pay the rent.

Also, does the applicant owe for any housing?

If the applicant owes for housing...there is very good chance they will leave Owing You.



Criminal Background Search:

People move. So local criminal search is not adequate. Use a criminal search provider that covers the entire nation. Look for any drug or violence charges. Drug use and violence not only put Your home at risk, but it puts your neighbors and the neighborhood at risk.



Prior Evictions Review:

A good screening report will include any Eviction Filings on the applicant. Filing date, property address, and disposition of the court filing should be reviewed. If a case was Dismissed, the applicant probably paid and stayed. If the case was a Judgement for Plaintiff, the Landlord won. If there are several filings (even if dismissed) it probably means the applicant has a history of Paying Late and it is likely You will be filing on the applicant as well.



Rental Payment History:

Require the applicant to provide you with the last 3 years of rental history. You will need the name of the Landlord or management company, phone number and email. Contact the past landlords and verify that the tenant paid on time, took good care of the rental property, caused no disturbances, and fulfilled the terms of their lease agreements.

Any Questions, Comments or Needs ??


**Please contact Blair Mauney at SRP Realty & Management
Blair@srpmanagement.net**

Check out our YouTube channel! [SRPRealtyTV](#)

Visit our website: www.srpmanagement.net

Follow us on **twitter**



 Like us on Facebook



SRP Realty & Management, Inc. | Info@srpmanagement.net | www.srpmanagement.net

438 E. Garrison Blvd, Suite A | Gastonia, North Carolina 28054

2015 Ayrley Towne Blvd., Suite 202 | Charlotte, North Carolina 28273