

Landlord Connection Update

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Last year, more than 6,000 Landlord/Tenant cases were filed in NH District Courts.

If you were among those who filed an L&T you know how frustrating an experience it is. Let's face it – the best way to avoid evicting troublesome tenants is not to rent to them in the first place. This is where LLC can help. LLC has over 6 years of eviction records from every District Court in NH. We also have over 3,000 landlord reports filed by our members reporting such things as back rent owed, unauthorized pets, extra people, broken leases and damages. LLC also offers nationwide credit reports which give you a tenant's payment history regarding credit cards, car loans, student loans, and any collections against them. LLC also offers its members valuable screening tips (like the ones below) in our start-up kit.

We own 67 apartments in Manchester and take pride in knowing that we are helping fellow landlords keep their buildings full of paying tenants. Many new members call and thank us for helping them avoid renting to a professional tenant who had them fooled until they checked with LLC.

LLC's exclusive eviction report, combined with a nationwide credit report gives you the most comprehensive picture of a prospective tenant. In fact, many landlords are charging an application fee for each adult, thus passing the cost on to the applicant.

LLC has over 600 members statewide (also several in Maine, Massachusetts, Vermont and New York - even one in Alaska!) LLC runs approximately 1,200 tenant reports per month.

Call LLC for a brochure at 603-641-8392 or visit our Website at www.tiac.net/users/llc

Screening tips...

Know who you're renting to

There are applicants who use false names and Social Security numbers. **Always** ask for a photo ID to confirm. Also check the address on the license against the addresses on the application. If the address isn't on the application (it should be either the current or previous address), ask a question like "What can you tell me about when you lived at ...?" See what you get for an answer.

Current & Previous Landlords

Applicants can get very creative when completing this part of the application. They will often put down the correct address, but put a friend as the landlord. Here's the best way to detect this practice - ask the person you are calling (before you say who you are and why you are calling) if they have any apartments for rent. If the answer is "I don't own any apartments" or "You must have the wrong number" you are not talking to a real landlord. LLC can verify most property owners in Manchester, Nashua, Concord, Portsmouth, and Dover.

We just moved here from out of state - or living with friends

Check their application for references and length of employment. How long have they been at their present job? If they just moved here they couldn't have been working at McDonald's in Manchester for the past 6 months. Many times when they come through LLC we discover they have been evicted in the last month from an apartment in the same city they claim to have just moved to! Or they did just move here from out-of-state – they moved to another state for a few weeks or months after they were evicted and have moved back. This practice is not unusual.