

# BERRYHILL REALTY NEWSLETTER



February 2018

## The Importance of Proper Tenant Screening



Properly screening tenants is one of the most essential aspects of property management. While you can't foresee all of the issues that may occur, you'll have more peace of mind knowing that you've done your due diligence. We feel that it's easiest to get a good person in than to get a bad one out.

We provide a national criminal background check, a thorough investigation of applicant rental history, and a comprehensive credit screening. Additionally, our income requirement considers other financial obligations.

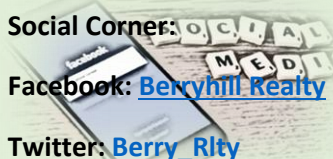
While we are fair, we are thorough in our screening process. Our goal isn't to find why we should not rent to a tenant, but uncover anything that may be or should be alarming to you as an owner. After all, we are working in your best interest.

There are many reasons to properly screen a tenant including:

1. **It's important to know who is living in your home.** We want to get a tenant that will do more than pay the rent each month. It's important to have someone who will keep the property up to standard and will care enough to notify us at the first sign of an issue rather than when it becomes a massive problem. This can save you a lot of money in the long run.
2. **All pertinent information may not be given to you.** Screening tenants is like putting together a puzzle. You have to make sense of the pieces to see the big picture, which is why we are willing to review all pertinent documentation and make our decision based on all of the information available to us.
3. **A thorough screening helps you gage your risk.** Most people don't have a squeaky clean application, which is understandable. That doesn't mean that they should be denied housing because of it. Whenever we run into unfavorable elements in the application process, we always consider whether an additional security deposit is reasonable. Whenever possible, we offer this option to applicants so that they get the home that they want and you get the tenant that you want with a cushion for incidentals.

Although screenings can be a tedious process, it can alleviate the stress of an unwanted tenant.



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"Our belief is that a customer is the most significant person ever in our office"

