How to Screen Tenants

Posted At : March 11, 2020 2:27 PM | Posted By : Jeff LeVan
Related Categories: Landlord Advice

The screening process for potential tenants can seem overwhelming, but there are practical steps one can take to help identify quality future tenants and also potential tenants to avoid. Tenant Background Search understands the importance of finding responsible, reliable tenants for your property and offers three levels of comprehensive reporting to ensure you have all the information you need to make the best decision for you and your property. The following are 5 steps for how to best screen tenants:

Step 1: Meet the Applicant

While in-person meetings may not always be feasible, it can be so helpful when possible to learn more about the applicant and begin the application process together. When you are able to meet a potential tenant in person, the unofficial screening can begin. Find out what has them on the market for a new rental opportunity and what they did or did not like about their previous rental experiences. This can help you get a better understanding of what the potential tenant is looking for in a property, while also getting to know them a bit better. You may ask what brings the tenant to the area and whether they have long-term plans to stay in the area. While this information is unofficial, it often helps put your mind at ease through the rest of the steps.

Step 2: Review the Application

A standard rental application will request the applicant's full name, date of birth, social security number, driver's license, or another form of identification, and residential address history for at least two years prior. You will likely want to include other information in the application as well, such as proof of employment and proof of income. Included in the application or in addition to the application, you will want to collect the applicant's permission to run a background and credit check so you can thoroughly screen the potential tenant.

Step 3: Run Tenant Background Search

A background check and credit check on potential tenants are incredibly important to screening tenants for everything from any criminal history to their ability to pay the rent. Tenant Background Search offers online services for background, credit check, and additional reporting and provides comprehensive reports for review. Tenant Background Search is proud to offer quality services with a range of price options. The basic package offers a background check, while the plus package offers both a background check and credit check. The comprehensive check also includes an eviction report. The service is easy to use, the results are fast, and there are customer service representatives available 24/7 to address any and all questions or concerns.

Step 4: Review the Report

When reviewing a potential tenant's background and credit check, it is important to verify the identity of the applicant and understand the objectives and outcomes for both reports. The background check provides you as the landlord with information on the applicant's criminal history and personal history,

while the credit check offers a financial summary and how the potential tenant handles debt. Reviewing a financial summary of the applicant can help demonstrate whether or not they have a history of on-time payments, their credit card utilization and credit score, and verification of their income. Public records of any evictions and bankruptcies are also helpful. Tenant Background Search provides simple yet thorough reports so you can easily get a greater understanding of the viability of the potential tenant.