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Cape Coral Property Management: How to Avoid Tenant Screening Failure by Joey Villon

Article published on May 24th 2012 | Real Estate

One of the most important tasks that the Cape Coral property management and other landlords have to do is screening the tenants before selecting them. Getting this task successfully will also lead to a successful relationship between the Cape Coral tenants and Cape Coral property management. Also, this will result to a more profitable investment.

In order to properly screen the tenants, the Cape Coral property management collects references and verifies them. Current residences of the applicants are inspected as well as their backgrounds. After checking necessary things about the future tenants, the management then selects those with positive background. However, things might eventually start to collapse.

If this thing happens, the failure comes not only from the management or the landlords but also probably from the tenants themselves. It could be that the tenants just lost their jobs suddenly or because of any other reasons that greatly contribute to the destruction of their reputation as tenants. As the management who screens tenants, all necessary steps that will determine the background of the tenants should be checked in order to tell that they will continually be good tenants for years.

To protect the business, the management has to accept that there are numerous stories behind the applications of tenants. They need to ask many questions to obtain useful references to the credibility of the tenants. In this way, the management will be able to acquire the necessary information before deciding to let them rent the unit.

Aside from an interview to the applicants, one way to gather information is through checking written documents. This is by far the most effective way on getting information about the applicants. The documents that should be gathered are not those who are prepared by the tenants themselves as they can alter these references. The management has to do documentation asking various specific questions to other persons or institutions that will give reliable information about the applicants. Names, titles, and signatures of those who were asked should also be obtained.

Another step that may sound ridiculous but can also be helpful is checking their Facebook page, if they own one. This may be out of bounds but if the tenants will allow then this could be of a help. The management does not need to ask this verbally in the interview; this could be included in the application form for tenants. Through Facebook search, the management gets some useful information about the tenants.

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Article Keywords:
Cape Coral Property Management

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