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Before Choosing A Person To Lease Property To A Landlord Should Do A Background History Check

A tenant [background history info search](#) is really crucial when it comes to locating reliable and honest tenants for your rental property. Find out how to do a search on your new tenants today.

Before you hand the keys of your well taken care of rental property to a new person, it's crucial that you know as much as possible about him/her. So what are the affordable and simple ways of running a civil records check on your possible tenants?

Method 1: Ask Every Possible Tenant to Fill In Application Form

Asking your potential renters to fill in a tenant application form should be your first choice for a tenant background history info search on your potential tenant because it is both free and highly effective.

As long as your application form does not include irrelevant questions or invade your applicant's privacy, don't worry about it being too lengthy. If someone is serious in renting your property, he/she will definitely take the time to completely fill it out.

What's more important is that your tenant application should ask the correct questions. The correct questions include their monthly income, job type, contacts of their previous landlord and their exact reason for moving away.

This application form is also very important in case you need to evict your tenants in the future. If the person lies in his/her application form, you will be able to remove them from your rental property as long as the courts feel that you were misguided by the lies.

Method 2: Search For Information In The Individual's Credit Report

While most landlords know that a credit report is helpful for checking if someone is likely to pay his/her rent on time, do you know that it also contains a bunch of information on your tenant's court and eviction history?

If your tenant has been arrested or charged in court before, his credit report will probably contain his criminal records. It is very important that you don't have someone who is likely to commit crimes as your tenants. If they are caught carrying out illegal activities on your rental property, you may even risk having it being seized by the local authorities.

Method 3: Contact The Individuals Prior Landlord and Employer

For those tenants that pass your initial background check, there is one last step you may want to take before signing your rental agreement with them.

You can look for your tenant's previous landlord and ask them for their experience and opinion. This will also give you a chance to double check the information that your possible tenant has written on the application form. If you find any blatant lies, then it's a good idea to reject him/her.

Contacting your tenant's employer will also give you a better idea of his/her character and sense of responsibility. You can expect someone with excellent work ethics and a pleasant personality to turn out as a better tenant.

Method 4: Run a public records information check using a people search website. For a small fee you can find out virtually everything about anybody from birth records to [finding relatives](#).

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