

Tenant Performance

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Reporting Move In and Move Out Information – How does this help me?

Have you ever found out, half way through verifying the application, that the applicant is on lease somewhere else? And they haven't made arrangements to leave?

Reporting Move In information will help you and other property owners get this information before you have lost time tracking down the current landlord. When you report that someone has moved into one of your rentals, that information is sent directly to the NTN system and will be reported to the next property owner who screens that resident using our NTN or Tenant Performance report. This will help you to avoid "Skips", or people who move without notice. Your name and telephone number appear on the Tenant Performance information, and the next landlord or property owner who screens that applicant will be alerted to call you before renting to your resident.

Have you ever had such a wonderful resident that you wanted to tell every other property owner how great he or she was? Using the Move Out form will do just that. You enter the resident's information, choose Paid in Full and Good Resident and click the submit button. You have just shared that information with millions of potential landlords all across the United States who use the same screening system that you do.

You may also use this form to report negative information such as Non Payment of Rent, Damage and Trying to Locate, which will alert the next property manager to call you – giving you the chance to find out where the resident says he's living now. When you enter negative information, be sure that you have solid documentation of the Damage or Non Payment of rent. Occasionally a resident will call to complain about a negative Tenant Performance report and we will need that documentation to support your report. If the resident feels that even with documentation he/she is in the right, we can add a "Disclaimer" to the Tenant Performance report which will show what you reported and will also show the resident's side of the story. There are very few disclaimers in our system because in most cases when the resident is confronted with pictures of the damage and a ledger sheet showing which months of rent were paid, and which were not, they usually admit that they could have been a better resident – even if it wasn't their dog that ate that wall.

To report Move In and Move Out information just log into the system at www.oraptscreening.com and select Move Ins/Outs from the menu list at the top of the page. You can also call the RHAGP office and they will mail you forms that you can fill out by hand and mail in. Either way it's FREE, and it's very important that you take a moment to report both the good and bad residents; tell your fellow property owners about that Wonderful resident you had.