

# Tips for Choosing the Right Tenant for Your Rental



Tenants are quite easy to work with when they pay monthly rents on time & take proper care of the property. Here we have listed certain tips that can help you choose the right tenant for your rental property.

## Follow Federal Fair Housing Rules

It is important to follow the rules of Federal Fair Housing Act to avoid any legal trouble. Do not discriminate the potential tenants on basis of race, color, religion, or disability.

## Perform A Credit Score Check

Credit score helps the property owner to know the tenant's ability to fulfill the rental obligations. So, make sure that you check the credit history of the potential tenant to get an idea about their financial stability.

## Check For Any Criminal Record

You can easily check the criminal information about the potential tenants as these are a part of public records and can be viewed at any time in court houses. These records contain both their minor & major offenses (if any).

## Rental History Of Tenants

It is important to take referrals from the property owners where the tenant previously resided to check whether he/she was a good tenant or not. In case of first time renters, ask for a co-signer for the lease.

## Employment Records

Do check the employment history. This needs to be done to make sure that the tenant has a stable job, i.e. he/she doesn't move or switch jobs quite often as such tenants may not stay for a long time.

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