

AMS Ties Newsletter

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Reporting tenants that left owing you money

Tenants have been living in your house for 3 months now and have not even tried to pay, they are avoiding your calls and letters. You think it may be time to file for eviction. You also want to report their non-payment of the debt to AMS Ties so we can enter the debt onto their credit report.

We can report unpaid rent onto the credit reports of your tenants that left owing you money.

There are certain qualifications that must be met for reporting unpaid debts.

1. The tenant must have left the property.
2. You need to have seen the property and assess any damage done.
3. Do the math. Security Deposit less rent/damages/late fees. That final amount is the amount that we can report to the credit bureaus as being in collection.

Q: Can I deduct that cost of doing credit reports on my taxes?

A: Yes,

Under most circumstances the costs that you have to screen potential tenants and do background checks can be claimed on you tax return. If you need a year end statement of your activity - simply call our office and we will mail or fax one to you immediately.

Payment Options

AMS Ties accepts all major credit cards for payment - Visa, Mastercard, American Express and Discover. We also accept check by phone.

Identifying Applicants

Many of our customers are not properly identifying their applicants. It is very important to establish a protocol for identifying your applicant and apply that process to EVERY person that applies. Obtain 2 forms of ID - at least one photo ID and a pay stub. Paystubs accomplish the dual goal of verifying identify and income.

Landlord/Tenant Law in Your State

Our website - www.amstiesonline.com contains a link on the home page to landlord/tenant law online resources for each state. Simply follow the link and find your state. That should bring you to a website that has the best information available online for each particular state.

Make sure you know the law in the state where your rental property is. Knowledge of the existing state and local laws can help you address any issues with the tenant and help you be prepared should you end up in landlord/tenant court. For example, many states require that you as the landlord are registered as the landlord and your hopes of evicting a non-paying tenant may be dashed simply by your failure to comply with that law.

IN THIS ISSUE:

- Applicant Etiquette
- E-Mail Requests
- Credit Reports & Account Updates
- Question of the Month/Repeat
- **FREE CD OF**

RENTAL FORMS

FOR UPDATED ACCOUNTS THAT RECEIVE A NEW PASSWORD FOR THEIR ACCOUNT.

Please contact our office at 1-800-662-8437 or e-mail to support at support@amstiesonline.com to begin the process of updating your account . Updated accounts receive the free CD.

We Appreciate Your Business!

We continue to be very grateful for the patronage of our customers over the past 20 years. While we have automated many of our processes we still consider ourselves - first and foremost - a service company.

We welcome your suggestions and comments.

*****NOW IN EFFECT*****

ALL ACCOUNTS must have account numbers AND PASSWORDS

After 10/01/2009 You **will not** be able to order a credit report or background checks without your password. If you have not been updated & assigned a password please contact our office at 1-800-662-8437 to get that process started as soon as possible

Price Change:

Experian Credit Reports

Now in effect - the cost of the Experian credit reports will increase by \$3.00. Our default report is the Trans Union report - which means that we will always do the TU report for our customers requesting background checks. If, for some reason, you specifically want the Experian report there will be an additional charge of \$3.00 for that report.

Applicant Etiquette

If you had your applicants pay a fee for the credit report, they will expect to get a copy of it - feeling that they purchased it. If you charge them an application fee that covers your costs for running credit reports that will work better for you.

If the applicant is denied because of the information on the report, you are required to give them a copy of the Notice of Adverse Action. This form is available on the website at www.amstiesonline.com. We will also mail or fax it to you - if necessary.

The applicant(s) have a right to see any reports that are provided on them and it is important that you do not send them off incorrectly or misdirect them. It increases their frustration and ultimately causes for grief for everyone.

If your applicant contacts our office we will look up when and who did the report and the types of reports ordered. We will then send the applicant a letter that tells them how to contact all of the agencies that hold the information that was ordered on them.