

THE 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.

When we receive your request for collection activity we make sure of three things:

1. You have a signed collection service agreement with us.
2. You had a signed lease/contract with the tenant
3. You have a correct social security number and name for your tenant.
4. Complete the Posting Package Information sheet.

Once you order collection work on your tenant we do the following:

1. Verify that the social security number and the name match your applicant.
2. Send the tenant a pre-posting letter warning them of the reporting of the debt onto their personal credit report.
3. Within two weeks the debt will be reported onto their credit report.

Ultimately, the debt reported shows up on their credit report as a collection agency (AMS Ties) representing a landlord (You). That debt can remain on their report for 7 years.

For additional information, send an e-mail to support@amstiesonline.com.

FCRA Review & Compliance

The Fair Credit Report Act is a consumer protection law that applies to consumer reporting agencies and to any third parties such as banks, retailers, employers, insurance companies, realtors, landlords, etc. This consumer protection law is designed to regulate those listed that utilize consumer credit reports and/or provide consumer information to consumer reporting agencies.

The purpose of the FCRA is to set standards of compliance regarding the use, retention and the dissemination of consumer information.

It is important that our customers are aware of the FCRA and are in compliance with that law. When ordering through our office, we keep you in compliance by assuring your faxed application meets the standards set. Additionally, you can find an outline of the FCRA on our website: www.amstiesonline.com

Fact of the month:

In exchange for access to their personal credit reports, the FCRA provides limited liability to Consumer Reporting Agencies. Consumers can not sue the CRAs for defamation or invasion of privacy based on information disclosed unless the consumer can prove inaccuracies in their reports are due to malice or willful intent to defame.

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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.

MAKE 2009 THE YEAR YOU PUT YOUR PROPERTIES ONLINE!

Only \$5.00 per month or \$15.00 yearly to maintain a listing of your rental properties on our website under "Rentals Available"

How will this help you?

When you advertise in the paper - pay the minimum ad space and direct customers to your online ad:

Example when you place your ad in the local paper.

Sample Newspaper Listing

2 Bdrm, 1 Bath. (123)-123-4567
www.amstiesonline.com/1017

The potential tenant can then type in that address and go directly to your ad which has all the details you have provided - including photos of the property and an application that they can fill out. Your contact information is on the site.

This is a great way to manage applicants while advertising your property.

Help Us Keep You Informed

Please provide your e-mail address so we can keep you up-to-date electronically.

****What YOU will receive****

*New Services Announcements
Promotions
Fair Credit Reporting Act Notices
New Listings for Rentals
New/Existing Services Explained & Highlighted
Tip of the Month
Customer Contributions - Tenant Screening/Property Management Forum.*

Providing Your E-Mail Address:

E-mail: support@amstiesonline.com
with your code number

OR

Fax in the note included with your bill to: 1-800-522-8437

OR

Call us: 1-800-662-8437