

how to check your rental history

How to Check Your Rental History

When it comes to renting a home, your rental history is a crucial aspect that landlords and property managers consider before approving your application. A solid rental history can significantly boost your chances of securing a rental property, while a poor history can lead to rejection. Therefore, understanding how to check your rental history is essential for prospective tenants. This article will guide you through the process of checking your rental history, the importance of doing so, and what steps you can take to improve it if necessary.

Understanding Rental History

Rental history is a record of your previous rental agreements, including the addresses you've lived at, the length of time you resided there, and any payment issues you may have had. This information is often compiled by rental screening services and can include:

- Payment history (on-time or late)
- Evictions (if any)
- Lease violations
- Landlord references
- Overall tenant behavior

Why Checking Your Rental History is Important

1. Prepare for Applications: Knowing what landlords will see when they check your history can help you prepare better applications.

2. **Identify Errors:** Mistakes can occur in your rental history data. Identifying these errors early allows you to address them before potential landlords see them.
3. **Improve Your Creditworthiness:** A positive rental history contributes positively to your overall creditworthiness.
4. **Negotiate Better Terms:** If you have a strong rental history, you may have leverage to negotiate better lease terms or lower deposits.

Steps to Check Your Rental History

Checking your rental history involves several steps. Below are detailed instructions on how to go about this process.

1. Gather Necessary Information

Before you start looking up your rental history, gather the following information to make the process easier:

- Full name
- Previous addresses (including street names, cities, and zip codes)
- Dates of residency at each address
- Landlord or property management company names
- Social Security number (for verification purposes)

2. Use Online Rental History Services

Several online services can provide you with your rental history. Here are a few popular options:

- TransUnion SmartMove: A tenant screening service that provides rental history reports, credit reports, and criminal background checks.
- Experian: This credit reporting agency also offers rental history reports that can help you understand your rental standing.
- Equifax: Similar to Experian, Equifax provides credit and rental history reports.

To use these services, follow these steps:

1. Visit the chosen service's website.
2. Create an account if required.
3. Enter the necessary personal information for verification.
4. Review your rental history report once it's generated.

3. Contact Previous Landlords

Reaching out to your previous landlords can help you gather information about your rental history. This approach can also serve as a good way to clear up any misunderstandings or inaccuracies. When contacting them, consider the following:

- Be polite and professional.
- Ask for confirmation of dates and payment history.
- Inquire if they would be willing to provide a reference.

4. Check Your Credit Report

Your credit report can contain information related to your rental history, especially if there were any missed payments or collections. To check your credit report:

1. Go to AnnualCreditReport.com to obtain a free credit report from each of the three major credit

bureaus (Equifax, Experian, and TransUnion).

2. Review your report carefully for any rental-related entries, such as late payments or evictions.

5. Use Local Tenant Screening Services

Some local agencies or tenant screening companies may offer services that allow you to check your rental history. These services might provide more tailored information based on your region. To find local services:

- Search online for tenant screening services in your area.
- Ask local real estate agents or property management companies for recommendations.

What to Do if You Find Errors in Your Rental History

If you discover inaccuracies in your rental history, it's essential to address them promptly. Here are steps you can take:

1. Document Everything

Keep a detailed record of all rental agreements, payments, and communication with landlords. This documentation can serve as evidence if disputes arise.

2. Contact the Reporting Agency

Reach out to the agency that provided your rental history report. Most screening services have a process for disputing inaccuracies. Provide them with:

- A detailed explanation of the error
- Supporting documents as evidence
- Any other relevant information

3. Communicate with Previous Landlords

If the inaccuracies stem from reports made by previous landlords, contact them directly to rectify the information. Ask them to submit corrections to any screening agencies they reported to.

4. Monitor Your Progress

After submitting your dispute, monitor your rental history reports to ensure that corrections are made. This may take some time, but persistence is key.

Improving Your Rental History

If your rental history contains negative information, there are steps you can take to improve it over time:

1. Pay Rent on Time

Consistently paying your rent on time is the best way to build a positive rental history. Set up reminders or automatic payments to avoid late fees.

2. Maintain Good Communication with Landlords

If issues arise, such as financial difficulties, communicate with your landlord. Many landlords appreciate proactive communication and may offer solutions rather than resorting to eviction.

3. Keep Records of Rent Payments

Maintain a record of all your rent payments and any correspondence with your landlord. This documentation can be invaluable if disputes arise in the future.

4. Consider a Co-Signer

If your rental history has significant blemishes, consider asking a family member or friend with a strong rental history to co-sign your lease. This can provide additional security to the landlord.

5. Build Positive References

Establish good relationships with current and past landlords. Positive references can counterbalance any negative aspects of your rental history.

Conclusion

Checking your rental history is an important step for anyone looking to rent a property. By understanding how to check your rental history, you can prepare effectively for applications, identify any inaccuracies, and take steps to improve your rental standing. While a poor rental history can seem

daunting, proactive measures can help you turn things around. Remember, maintaining open communication with landlords and consistently meeting your rental obligations are key strategies for building a positive rental history.

Frequently Asked Questions

What is rental history?

Rental history is a record of a tenant's previous rental agreements, including details about past landlords, rental payments, lease terms, and any eviction notices.

Why is it important to check my rental history?

Checking your rental history is important to ensure accuracy, correct any errors, and understand how it may affect future rental applications.

How can I access my rental history?

You can access your rental history by requesting a report from tenant screening services, checking with previous landlords, or reviewing your personal records.

What information is typically included in a rental history report?

A rental history report typically includes the names of landlords, addresses of rented properties, rental payment history, lease dates, and any incidents of eviction.

Can I dispute inaccuracies in my rental history?

Yes, you can dispute inaccuracies in your rental history by contacting the reporting agency or landlord to request corrections with supporting documentation.

Are there any online services to check my rental history?

Yes, there are several online tenant screening services, such as RentPrep or TenantCheck, that provide access to your rental history for a fee.

How often should I check my rental history?

It's advisable to check your rental history at least once a year or before applying for a new rental to ensure it is accurate and up-to-date.

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