

How To Talk To Landlords



Put Your Best Face Forward

When meeting with landlords or viewing units, not only are you seeing if the rental will be a good fit for you, the landlord is evaluating whether you will be a good tenant. You are asking to live in one of the landlord's most expensive possessions, so you'll want to make a good first impression!

- Present a neat and clean appearance, use appropriate language, and don't speak poorly of former landlords.
- Be prepared to provide references and contact information of landlords you have rented from during the past two to three years. If you have not rented before — or for this long of a period — provide contact information for personal references.



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Be Honest About Your Rental History

If you have a less than perfect rental history, you might want to avoid the topic. However, it's best to tell a prospective landlord about any past rental issues.

Landlords will call for references and check rental records as part of the process of evaluating your application, so they will most likely find out anyway.

When requested, AHFC will provide landlords with each family's current and prior address. AHFC will also provide landlords with the name and contact information, if known, for each family's current and prior landlord.

Tenant Tip!

Explain why you had challenges in the past. Many property managers are willing to overlook prior issues that are not representative of your regular behavior or that you've worked on since that time.

Provide proof of employment, or a good explanation about how you will be reliable in paying rent. Have a caseworker, employer, teacher, or other non-family member provide a letter of reference.