

Roberta DiMezza

From: Joseph Brennan <management@southernlendingllc.com>
Sent: Saturday, March 15, 2025 9:51 AM
To: House Judiciary Committee
Subject: SUPPORT 5677

Dear Committee Clerk DiMezza,

Good morning, I've been a landlord for 40 years. I can't tell you how many times I have lost money the hundreds and hundreds of thousands of dollars that I've lost in rental income because tenants don't have enough skin in the game. At least if I had one more months rent that gives me another 30 days to either try and work with the tenant or get them out. This is fair and not unreasonable.

This piece of legislation may help tenants who may otherwise be rejected in the application process due to lack of or poor rental history, credit, income, or any other combination of deciding factors. The ability to pay first, last, and security, may put landlords at ease and provide an avenue for lesser qualified applicants to get a chance at housing. Additionally, this piece of legislation may provide safeguards against tenants, using their security deposit for the last month rent, leaving nothing left for damages. In recent years, the cost of materials and labor has skyrocketed. Even security deposit which are higher than average market rents, provide little protection and coverage for the true cost of minimal damages. This legislation provides more flexibility for landlords and tenants to come to an agreement that makes sense!

Sincerely,

Joseph Brennan
745 Cranston St Apt 1A
Providence, RI 02907
management@southernlendingllc.com