

Roberta DiMezza

From: Shannon Weinstein <shannon@rentprovrealty.com>
Sent: Sunday, March 16, 2025 8:43 PM
To: House Judiciary Committee
Subject: SUPPORT 5677, First, Last, Security

Dear Committee Clerk DiMezza,

I support H5677 as it would allow for first, last, and security. This would make accepting lesser qualified tenants easier knowing that the last month rent would not be a loss. Often times tenants apply their security deposit to the last month rent, leaving nothing for damages. This creates a huge loss for landlords which leads to higher rental prices and the likelihood that landlords will not be apt to accept tenants who are less than qualified. This proposal adds balance to the market and provides possible reward for both parties. It is important to note that most states allow first, last, and security, or some variation of this law. This would not be required, but provides flexibility between parties to reach a mutually beneficial agreement. Thank you for your consideration.

Sincerely,

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