

## **Roberta DiMezza**

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**From:** Thomas Stanley <user@votervoice.net>  
**Sent:** Sunday, March 16, 2025 11:28 AM  
**To:** House Judiciary Committee  
**Subject:** SUPPORT 5677, First, Last, Security

Dear Committee Clerk DiMezza,

Good Morning, My name is Tom Stanley and as a housing provider in the state of Rhode Island, I am writing to support H5677.

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 not extremely 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. Thank you for your consideration.

Sincerely,

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