

Roberta DiMezza

From: Mac MacDougall <user@votervoice.net>
Sent: Saturday, March 15, 2025 4:08 PM
To: House Judiciary Committee
Subject: SUPPORT 5677, First, Last, Security

Dear Committee Clerk DiMezza,

Dear Representative Rebecca Kislak and Committee Clerk Roberta DiMezza, and all members, I support this bill because it will give a reason to a landlord that may otherwise not take the risk to rent to someone who maybe has a less desirable credit score or wants a different lease term than advertised. It makes a big difference in the landlord 'peace of mind' knowing that they'd have first, last and a security deposit. It also helps off set costs landlords incur when hiring realtors. Right now the landlord usually only ends up with the security deposit and pays out a fee to a realtor to secure a qualified tenant. It gives the incentive to rent that is needed to help people looking to rent who may be less qualified. And that is exactly what is needed in this housing market. Instead of restrictions and added costs to landlords. In many areas of RI there are well qualified potential tenants that come into the rental market every year that are directly in competition with the less than qualified potential tenants. So it will help in the overall housing crisis. It may level the playing field for those that are local and working. As a licensed realtor who does a ton of rentals year in and year out I see first hand how competitive the market gets. I've had multi applications on one apartment and I can tell you why would any landlord take a less qualified tenant over a well qualified tenant. This may be the only reason they do. Do not pass up an opportunity that will actually make a difference. Please sign this bill into law.

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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