

Ariana Costa

From: bounce@bounce.votervoice.net on behalf of Eric Shao <user@votervoice.net>
Sent: Tuesday, March 17, 2026 5:46 AM
To: House Judiciary Committee
Subject: SUPPORT H8112, First, Last, Security

Follow Up Flag: Follow up
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Dear Committee Clerk DiMezza,

I support H8112 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 also that most states already allow first, last, and security, or some variation of this law.

Thank you for your consideration.

Sincerely,

Eric Shao
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