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From: bounce@bounce.votervoice.net on behalf of Matthew Romano <user@votervoice.net>
Sent: Tuesday, March 17, 2026 10:29 AM
To: House Judiciary Committee
Subject: Support H8112

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Dear Committee Clerk DiMezza,

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,

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