

Ariana Costa

From: bounce@bounce.votervoice.net on behalf of Rob Grace <rgrace@rihousebuyer.com>
Sent: Monday, March 16, 2026 9:58 PM
To: House Judiciary Committee
Subject: SUPPORT H8112 First, Last, Security

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Dear Committee Clerk DiMezza,

This bill allows landlords to collect the last month's rent in addition to a security deposit like Massachusetts and the majority of other states in our country.

This benefits both landlords and tenants. Landlords get better protection against repair costs, while tenants can show commitment and improve their rental options.

The bill doesn't mandate a higher deposit—it just offers more flexibility for agreements.

These changes promote a fairer rental market. This proposal would incentivize landlords to take a chance on tenants that are not as qualified and may otherwise be rejected.

Sincerely,

Rob Grace
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