

Ariana Costa

From: bounce@bounce.votervoice.net on behalf of Rose Russell <user@votervoice.net>
Sent: Monday, March 16, 2026 9:57 PM
To: House Judiciary Committee
Subject: SUPPORT H8112, First, Last, Security

Follow Up Flag: Follow up
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Dear Committee Clerk DiMezza,

This would allow property managers to take a risk to rent to a person with no rental history, a divorce and ruined credit, or other scenario that would discourage a property manager from allowing someone to occupy their most expensive asset with inadequate skin in the game. It gives a little more incentive to take a risk on someone, while having a cushion in the event that person doesn't pay rent or destroys a place.

Every civilized state in the union allows for 1st, last and security deposit up front. Why not Rhode Island? Support this bill.

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,

Rose Russell
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