

We have an obligation to ourselves, the neighbors, and the community to check out prospective tenants!

1. Here's how and even how to get a partial idea of a local applicant's past for free, if necessary.

This is the local government's number one concern of private property owners..that they rent to problematic criminal or druggie types without doing a background check.

Anytime you rent to someone you are taking a risk, manage that risk with good information.

Here's some suggestions:

1. Always use a written application form. One is available on our VPOA web site under "forms" if you do not have one already.
2. Always see good State picture I.D. from any prospective tenant when accepting a rental application. { Applicants have been known to hide their pasts by flipping their first and middle names, using nick names, etc. }
3. Always use a professional tenant screening agency whenever possible. We recommend Locators International here in Daytona Beach.
Contact them at **Tenant Screening**
(http://www.bestpi.com/index.php?l=page_view&p=tenant_screening)
4. If you are not for some reason going to use the suggested or similar service, you can get somewhat an idea on an applicant by using the following procedure for free.
 - A. Check for prior civil actions including evictions at

Clerk of the Circuit Court, Volusia County Florida (www.clerk.org)

You may also check the equivalent County Clerk in another County if there are from out of the area.

- B. Check local County Corrections records at

Volusia County Corrections - Public Access
(<http://www.volusiamug.vcgov.org/disclaimer.cfm>)

- C. Check Florida State Corrections at

Offender Information Search (<http://www.dc.state.fl.us/AppCommon/>)

This 3 way check is not a perfect, but will catch a great majority of problematic parties.

The more we can show an ability to supervise ourselves, the less outside structure will be thrust upon us formally by government!

And, as always, look for more information at www.VolusiaPropertyOwners.com

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