
RHR Information Services, Inc.

July, 2004 – 10505 Wayzata Blvd., Suite 200, Mtna., MN 55305 • Tel (952) 545-3953 • Fax (952) 545-3973 • www.rhris.com

July is an excellent time for residents to fully enjoy your community amenities. Whether taking a dip in a cool swimming pool on a hot summer day or a social barbeque in the courtyard, it is important for residents to respect community rules and each other. The foundation for finding residents that understand and appreciate your community guidelines is through effective applicant screening. As your screening service will feel it is our mission to provide background information that is important to you and your pursuit in building a successful, safe community. If you would like assistance in making sure you're attracting the right candidates, please don't hesitate to contact our office to learn how at (952) 545-3953 or (888) 389-4023.

Working Together

Most applicants provide inaccurate information on their rental applications. Often this is just a minor oversight that can be easily corrected such as an incorrect apartment number or inverted employer contact number. But from time to time the inaccurate information provided can be used to conceal the truth. Pre-screening can be very effective in catching these inconsistencies. Most offenders won't waste time applying if they know there is a thorough screening process ahead. An effective way to protect the process of an application is to ask to view the driver's license and social security cards. With these forms of identification you are able

to ensure the correct information has been recorded on the application form. Look over the application with the prospective resident filling in any gaps they may have missed and verify the information is legible.

Legislative News

U.S. settles cases against Minnesota landlords to become lead free. This settlement requires a large Mid-west company and an owner of 19 residential properties to pay civil money penalty as well as remove all lead-based paint in its units. The charge involves violations of the disclosure requirements of the Residential Lead-Based Paint Hazard Reduction Act of 1992. The Lead Disclosure Rule requires that sellers and landlords of housing constructed before 1978 provide each purchaser or resident with a lead hazard information pamphlet, any and all information of reports concerning lead base hazards in the property along with a lead warning statement signed by the parties. It has been reported that even low levels of lead exposure to children can affect their IQ and delay development. Currently there are negotiations for settlements with six other landlords in Minneapolis.

Enhancements

As a part of our customer service enhancements we are offering email notifications on completed reports. This service is available

to all clients who have an email account and will notify you once an application completes its process in our office. Please contact our office if you would like to set up this free service on your account.

The enhancement to the credit report format last month was a great success. We would love to hear your comments and suggestions, please do not hesitate to contact our office. RHR would like to remind all clients of the wide range of service packages we offer, such as **Instant B.C.A., Instant Plus+, Full Data,** and **Complete History** report packages, as well as additional services like **ScoringModel, Apply Now** feature, **Sex Offender** search, and **SuperScan** criminal search. Please contact us for details.

Who are they?

This month we would like to introduce two more RHR team members... Mary and Melissa.

Mary has been an employee at RHR for year. Along with attending online classes, Mary volunteers at her local YMCA. She is a very reserved, focused, and strong-willed person.

Melissa has been with RHR for 1½ years. She is a proud new mother of a beautiful baby girl. Melissa is caring, fun, and energetic, a perfect quality as a RHR employee.