

THE COMPREHENSIVE GUIDE TO SCREENING TENANTS

30+ QUESTIONS
YOU MUST
ASK

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Screening Questions

SCREENING QUESTIONS FOR CURRENT/PAST LANDLORDS

1. What is the address of their property?
2. Who were the occupants listed on the lease?
3. How long was the tenancy for?
4. Describe your communication with them?
5. Describe your relationship with them?
6. What was the tenant's monthly rental amount?
7. Did the tenant consistently pay rent on time?
8. How many times were they late?
9. What did the tenant do if the rent was going to be late?
10. How did the tenant maintain the property?
11. What types of repairs did you need to complete when they left?
12. What types of maintenance issues did they have when they lived there?
13. Did the tenant have any pets?
14. Were there any complaints from neighbors or other tenants?
15. Why did the tenant leave?
16. How much notice was given for moving out?
17. Does the tenant smoke? And if so did the house smell of smoke?
18. Would you rent to this tenant again? Why/why not?



Screening Questions for Employers



1. Can you confirm that the tenant was/is employed at this company?
2. What is the tenant's monthly salary?
3. How often do they get paid?
4. What was the date of hire?
5. What is the tenant's position in the company?
6. What are the terms of employment? Is there a trial or contract period?
7. What are the average hours worked?
8. Does the tenant come to work on time?
9. How do you like working with the tenant?
10. Is the tenant in good standing with the company?

Screening Questions for Friends/Family

- How do you know the tenant?
- How long have you known the tenant for?
- How does the tenant spend their spare time?
- Have you spent any time in the tenant's current or previous home?
How would you describe it?



- Does the tenant smoke?
- Does the tenant have pets?
- Describe their overall character.

Obtain copies of current checking statement and past 3 months bank statement

Obtain copies of March and April 2020 bank statements regardless of when this is. This will speak to character if they had money to pay rent but chose not to.

In April 2020 did you;

- Continue to pay rent
- Paid partial rent
- Asked for a rent deferral and repaid
- Did not pay rent



When calling past landlords ask how the tenant was during the Covid-19 crisis and did they pay rent, try to defer or not pay rent

NEED MORE HELP WITH TENANT SCREENING?

CHECK OUT OUR COMPREHENSIVE ONLINE PROGRAM

Finding & Screening Tenants in Canada - A step by step process to profitably cash flow your properties in the current market with a proven system for the future

Click Link for more details

<https://sarahlarbi.teachable.com/p/tenantscreening>



Sarah Larbi – Real Estate Investor, Speaker, Coach, Mentor, Podcast Host

"Inspiring all Canadian's to own property faster and easier"

Sarah Larbi specializes in helping take the mystery out of home ownership for Canadian's who thought real estate investing was going to be out of reach. She has earned their trust and respect by having the drive and focus to embark, build and grow a seven-figure, 10 property, 13 door, investment portfolio by her mid-30's.

Sarah's goal is to inspire and train fellow Canadian's to realize their own property owning dreams by sharing her expertise and systems through her various online training and in person coaching programs. This has helped her students go from first property, whilst fully employed, to planning retirement in around 10-15 years.

Her results-oriented approach has been featured in The Globe & Mail, Toronto Star, 1010 News Talk Radio, and Canadian Real Estate Wealth Magazine as well as numerous online media. She is an invited back speaker at the Canadian Real Estate Wealth Investor Forum and is often a guest on numerous North American finance focused podcasts.

Her boundless drive, energy and continued focus on knowledge building and personal development see's Sarah as host of two Top 50 In Canada for Investing Podcasts. Her own podcast "Where Should I Invest?" and as co-host of The REITE Club Podcast, a real estate investing education and training club of which she is the co-founder. Sarah is also partner in a Commercial and Multi-Family Investment team - The Real Estate Empresses, made up of four dynamic millennial women looking to approach investing in this space in a different way and embracing latest technology to assist them. In her spare time

Sarah can often be found enjoying her cottage with friends and family, trying out new restaurants and brunch spots, or hanging out at a local Starbucks.