

Submitter:

William Padot

On Behalf Of:

Committee:

House Committee On Rules

Measure, Appointment or Topic:

HB3974

As someone with over 20 years of experience in the property management field I have to oppose a Cap on the costs associated with screening. Our costs for screening currently exceed \$50 per applicant. The cost we charge applicants is strictly to break even on this cost. As part of our application process we encourage all applicants to thoroughly review the screening criteria to ensure they meet the requirements. We do not wish to see anyone spend money to be denied. It does them no good and does not help us in anyway. If screening costs were capped arbitrarily low it would encourage people to submit applications with less regard for reviewing screening criteria and/or without having a true interest in the unit. Either one of those lock units up in the screening process and limit the availability of units for other applicants, while also increasing the costs of operating properties. The cost increases to properties would be two fold. First the direct cost of covering the additional screening cost which would currently be over \$30 per applicant and second the increased cost of units sitting vacant for longer as people place multiple applications at properties or are less prudent with reviewing screening criteria. I urge you to let the market dictate the screening charges as it already does. As things tighten properties routinely waive application fees or credit them back on move in to entice applicants to apply.

Sincerely,

William Padot