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What Tenants Need To Do To Make Repair Rquests

By dan the roommate man

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One of the advantages to living in a rental unit is the presence of a landlord. It's a nice treat not to have to worry about finding a reliable handyman to make the needed repairs. As a tenant, you hardly ever have to worry about being handed an unreasonably large bill for fixing a leak, etc. Your landlord is responsible for seeing that the repairs are made in your unit in a timely fashion. You are responsible for turning in a proper repair request in a timely fashion.

So what is a proper repair request? Firstly, it should ALWAYS be on paper... and it's much better if you can turn them in to your landlord typed instead of scrawled out in illegible chicken scratch. In order to avoid future complications i.e.. Your landlord saying "You never told me that needed to be fixed, and now the kitchen's burned up! You are going to have to pay for the damages to your unit!" you'll want to make a copy of the repair request for yourself.

The Cleveland Tenant's Organization provides several form letters for tenants to turn in to their landlords. These are great examples of what the letter to your landlord should look like. Click here for the repair request sample.

It's very important to make sure that the request has the time and date on it. You might consider sending the request through mail to guarantee that it ends up in the right hands. In any case, the letter should be sent to the same address and person that you send your rent checks to.

If the landlord contacts you and says the repairs will be made on a certain date, you should follow up this agreement with a letter of confirmation. That way, you'll have the written promise for your records. Document exactly what the landlord said would be done and when this will take place. Then both you and the landlord should sign the letter. Like the request, give one copy of this letter to your landlord, and keep one for yourself.

Be reasonable in allowing the landlord time to make the repairs. Keep in mind that you are not your landlord's only tenant. Although it would be good customer service for the landlord to respond quickly to each repair request, there is usually about a thirty day period before minor repairs have to be made

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(depending on the laws in your state). Major repairs which directly endanger you or the other tenants in the rental community should be taken care of immediately – usually within three days (again, this depends on the laws in your state.)

If a reasonable amount of time has passed, and the landlord still has made no effort to make repairs, follow up with a written reminder to the landlord. The reminder should include the dates the first repair request was sent along with the dates and summaries of any other agreements the two of you made. If the landlord still does not attempt to fix the problem, you will have grounds to take this problem to small claims court or possibly to hire a handyman yourself and deduct the costs for repairs (usually up to \$500.00) from your next month's rent. If you are confronted with an uncooperative landlord, it is best to seek an attorney, or to contact your local neighborhood association for advice on what you should do next. Whatever you do, make sure you keep the copies of every letter you sent to your landlord close

by.

dan the roommate man

www.roommateexpress.com

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Loans For Tenants

By Micheal Reese

Let's face it - it's not always easy to find great low cost loans for tenants. Sometimes it can seem that all the great deals in the lending industry are just reserved for home owners. But, there is a whole sector of the lending industry that purely specialises in helping tenants get the loans they need - you just have to find the right lender for you.

The first thing you have to realise is that you may not get the best low cost deal from the high street lender that you currently use. Although big name lenders will nowadays quite happily give out loans for tenants, many still charge higher rates of interest to their tenant customers.

So, you may well find that you will be financially better off by bypassing a general lender and approaching a specialist loans for tenants company instead. But, where do you find them? The best place to look if you have a couple of minutes to spare is on the Internet.

If you go to your favourite search engine and type in loans for tenants then you'll get thousands of results. But, you may not know any of these companies listed and you may have to wade through a lot of dross before you come across something useful. One way to get round this is to use a broker to help you find a good loans for tenants deal instead to save yourself time and money.

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If you approach a broker - especially an independent one - then they'll already know everything you need to know about the players in the sector. They'll already have all the relevant information to hand on tenant loans and deals and rates. So, all you'll have to do is to answer a few questions, to tell them what you want and then to ask them to go and find it. A good independent broker will dig out the lowest cost loans for tenants deal for you in just minutes.

And, the majority of brokers will also get you better deals and discounts than you could get for yourself. Lenders will reward brokers for finding them new customers by giving them the best deals which they can then pass on to you. If you're looking for loans for tenants deals then this really is the only way to go if you want to save yourself some money!

Micheal Reese is an expert in the Loans for Tenants

Field.



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