

GOOD TENANT LETTER
Semiannual Report of Resident's Performance

From: _____ Date: _____

To: _____

Thank you! Your past six months' rental performance met all the terms of your rental agreement. A copy of this favorable report is being made available for your files.

The items marked below are the terms of the rental agreement you have successfully completed during the past six months, and we have provided you a copy of this report for your files so that you can offer this information to future landlords, lenders, and creditors who may be evaluating your performance potential. If you continue to meet all your rental terms, we'll provide a favorable report for your files every six months, which should make it easier for you to rent or buy a home of your choice in the future. (An unfavorable report can make it difficult to rent or buy in the future.) The following rental obligations have been successfully completed in the last six months.

1. ___ Rent paid in full each month
2. ___ All payments received on or before the due date
3. ___ All repair bills paid (which were resident's responsibility)
4. ___ All utility bills paid (which were resident's responsibility)
5. ___ No noise complaints by neighbors
6. ___ No disputes with neighbors
7. ___ No unauthorized occupants reported
8. ___ No unauthorized pet(s) reported
9. ___ No unauthorized vehicle on premises
10. ___ No excessive junk on outside of building
11. ___ Passed six-month rental inspection
12. ___ No property damage
13. ___ No health or safety hazard/violation present
14. ___ No reports or evidence of illegal activity on the premises

Again, we want to thank you for your cooperation in following all the rental terms of your agreement. Because you have satisfactorily met the above terms, we've sent you a copy of this favorable report for your records, so that you can provide copies to future prospective landlords and lenders.

The reputation you establish with us will be with you for many years to come. You will be able to present or offer a copy of this report to every landlord or company who reviews your record in the future. This can help you when you may need assistance from banks, home mortgage companies, insurance companies and other creditors with whom you wish to do business. It's to your advantage to continue to meet all the terms of your rental agreement. If you ever receive a notice from us to correct a rental violation, do so immediately so that we will not have to report unfavorable information about your rental performance. An unfavorable report can make it very difficult for you in the future to:

- Rent a home or apartment of your choice
- Buy a future house, new automobile, or anything requiring good credit
- Get a car loan, credit card, student loan, or home loan for you and your family

Landlord/Manager _____ Date Sent or Delivered _____

Notice was hand delivered (to whom) _____