

Eviction Searches

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<http://blog.searchbug.com/2012/12/eviction-searches/>

Evictions are certainly not a pleasant event to encounter, but for property owners, it's simply a part of the business on a daily basis. When a tenant fails to pay his rent for space that he is using, it is up to the property owner to launch an eviction process to remove the tenant from the space so that other users can occupy it and so that the owner can gain some revenue from paying customers.

Property owners and apartment managers see a lot of tenants and also rent to a lot of tenants on a regular basis. They have to go through a lot of detailed records and information in order to approve potential tenants. Background checks, criminal checks and credit checks are generally a part of the system of information that is checked and verified before someone is approved for a lease arrangement.

Although eviction is certainly not pleasant, it is in some cases very necessary. It is also a lengthy, detailed process that, if not followed accurately, can become a long and tedious method. Property managers also like to have access to eviction databases so as to pre-determine candidates before to choosing to rent to them. If the applicant has a history of evictions or a pattern of paying their rental fees slowly, the manager may choose to not take a risk and rent to that applicant.

Property managers also do a job of checking tenants records that may have prior evictions or negative information on their rental records. For those property owners who must do massive or large-scaled searches, it is more advantageous and thorough for them to launch eviction searches that will give them more thorough and complete information overall.

By launching eviction searches, the owners can find out detailed information like;

1. The date of an eviction, which can be as late as 30-60 days or as late at 12-36 months out.
2. The amount or balance that the tenant owed, which can also include multiple property addresses or property that falls under multiple names with the same social security number or EIN number.
3. The address where the eviction occurred, which can be a personal or business address.
4. The name(s) that the eviction occurred under, which can also include multiple names, maiden names or hyphenated names.

This eviction information is usually gleaned from public records information, so launching a search will return accurate information back to them. Any information that is not gained through public records database may be gathered from personal or private sources, but will have detailed information about the tenant and his activities, so the information is still regarded as good.

Evictions searches are not only limited to personal rental property tenants but can also apply to business tenants as well. In cases where there are evictions of business clients, the public and private records databases are also accessed in order to find detailed information. Some business clients that have multiple

locations may also have eviction records available or rental property information that relates to the searches.

To ensure that detailed information is gathered, it's ideal to use search engines and search portals that specialize in gathering this type of detailed information. Services like this will go into specific details about the evictions and will generally only access resources where the information is verifiable and reliable. Also, search engine services will also allow cross searches, which will enable customers to check other related information as well. In the case of eviction searches, clients may also be able to access employment records or property addresses that are also associated with the evicted customers.