

The following are some helpful tips you can use when trying to go after tenants who have skipped out on their rent.

1. Send a letter to resident's last known address with the following phrase on the envelope "Forwarding and Address Correction Requested."
2. Contact resident's last known address or even the previous employer. Resident may have contacted them for possible employment and may have left a new address where he/she could be reached. The former employer may get a new address around tax time to mail the W-2 Form.
3. Check with the phone company for a new phone listing, based on the old address.
4. With a driver's license number, you can get a copy of the person's DMV records from the division of motor vehicles. You will probably have to write for this information, and it requires a small fee. If a new address is not listed, any violations will list the vehicle license number, which must be registered every year. You may be able to track the resident down through his/her registration.
5. Check cross reference directories at libraries. These directories will give you the names and addresses of neighbors who may provide leads. Some directories even give places of employment.
6. If a skip worked in a field regulated by the state, such as auto salesman, beautician, realtor or insurance salesman, you may be able to get his/her address from the state agency that regulates that profession.
7. If you have the original rental application with signed permission to run a credit check, run a new credit check to see if any new addresses or creditors show up. New creditors may be able to give you a lead. Also, many local credit bureaus have a locator service.
8. Check the registered voter lists, which are public records.
9. Look for residents' names at the local real estate tax assessor's office. These are public records as well. Sure, the chances are slim that he/she owns real estate, but more residents than you think own and rent at the same time. One or two years after the skip, the person's fortunes may have changed and he/she may now own real estate.
10. Check every reference on the original Application for Rent, and give them all a call. This is the reason that it is important to get as many verified references as possible on the applicant.

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