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## Collections Assignment



<b>File ID</b>	20005	<b>File History Status</b>	Applicant	<b>created:</b>	4/29/2005 10:19:31 AM
<b>Property ID</b>	100	<b>Report Card Status</b>	Blank		
<b>Applicant</b>			<b>Co-Applicant</b>		
Name	Zharry Bank	Name			
SSN	120-12-1222	SSN			
Birthday	1/1/1955	Birthday			
Location	Tomorrow IL	Location			
Date Submit	4/29/2005	Date Submit			
Date Last Modified	6/9/2005	Date Last Modified			

## Property Information

Name	L2L Misc Data	Address	6535 Old hwy 5 N.
Owner Name	Landlord2Landlord LLC	City	Woodstock
Manager Name	Ken Iemal	State	GA

Please verify the information below and fill out any additional information requested. Once complete please print out this page and attach a copy to the following documents that are needed by our Legal Staff in order to process this account thru our Pre-Legal Department and the Courts if needed.



What apartment number, unit number, Lot Number did resident rent?

Move In Date? Date your lease or rental agreement began.

Move Out Date? Date your lease or rental agreement began.

Lease or Rental Rate? Amount your resident pays according to the following Term of Lease/Rental

Yes No Did this resident move without notice?

Yes No Were NSF checks presented for rent due?

## Disposseries Filed Information

Yes No Did you file dispossession warrant? Date Disposseries were filed? Please list each date that one was filed. List the last one first (Ex: 6/6/99 - \$400)

Case number given by the court for the dispossession filed.

County the dispossession case was filed.

State dispossession case was filed.

Which court was case filed? (State court, or Magistrate Court)

If filed in magistrate court, did you request judgement be recorded in Superior Court and pay the necessary fees to do so? If filed in State/Superior court be sure that you check to make sure judgement are automatically recorded and necessary fees paid, if applicable. If you have not done so we will handle this for you, rather than you having to hold up your paperwork for 30 days.

Yes No Did you ever file a garnishment on this case?

If so please record the garnishment case number from the court, with County and State filed.

**Fees/Charges - Below Please Record All Fees Associated with this Debt**

- \$ The account balance, rent
- \$ Amount of lease not paid. Details In Box. Note: Not all states or judges will allow you to collect rent on a home from a prior resident when you have already reported the property.
- \$ Amount charged account for termination.
- \$ Amount charged account for lack of proper notice, can also include late fees.
- \$ Amount called for in lease for failure to return keys.
- \$ Amount charged to account for failure to clean home, could be the amount you incurred for cleaning. If this amount is more than your deposit then you need to have a schedule for cleaning fees charged as part of your lease agreement and a Move In/Move Out inspection report. A copy of this report must be attached to the package you send us in order to justify these fees charged.
- \$ Total court fees you have incurred.
- Yes No Did resident damage rental unit?
- \$ If unit was damaged, enter total damage amount
- \$ If your lease allows for collection company fees , then multiply the balance they left owing you times the collections fees your lease calls for and record that number here. ((Ex: \$500.00 balance owed x 50% collections fees = \$250.00) Note: You can ask for these fees but not all judges will allow you to collect them.
- \$ Record the total dollar amount for all expenses you incurred for collections fees. List details below :

**\$ 0.00 Total Fees/Charges**

**Received - Below Please Record All Amounts Received toward this Debt or credited from request.**

- \$ If any part of a deposit is refundable and should be credited against the total balance the resident left owing. Record the deposit amount to credit here. The total balance owed will automatically be calculated for this account. By doing this when a resident complains to our legal staff that they had deposit money due back to them our staff will see that the deposit amount was already credited and the balance owed is correct.
- \$ Please record any payment amounts received on this account.  
Please record the date and payment amount received.

**\$ 0.00 Total Payments Received/Credits**

**\$ 0.00 Total Account Balance**

Please record in detail all information you have that will help us collect this debt

Other information

\$ Total Judgement Amount Awarded by the Court  
Any information here is a reply from the resident disputing the information reported in this file.

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**We will make every attempt to collect this account without incurring any Court Filing Fees. However if this client does not agree to pay on a timely basis and keep their commitment, we find that we are much better off immediately filing suit on the individuals involved. Often this action will force immediate payoffs. If not at least you will have what we like to refer to as an annuity, collecting as much as 12% or more per year interest on the amount owed.**

**To maximize the amount you are legally entitled too, refer to our L2L® training guide for information on how to structure your lease in order to allow you to pass along the cost you incur for collections fees. Maximize the amount of interest you are allowed to apply to bad debts.**

### **Collections Assignment Request Form**

**Collections Status: Blank**