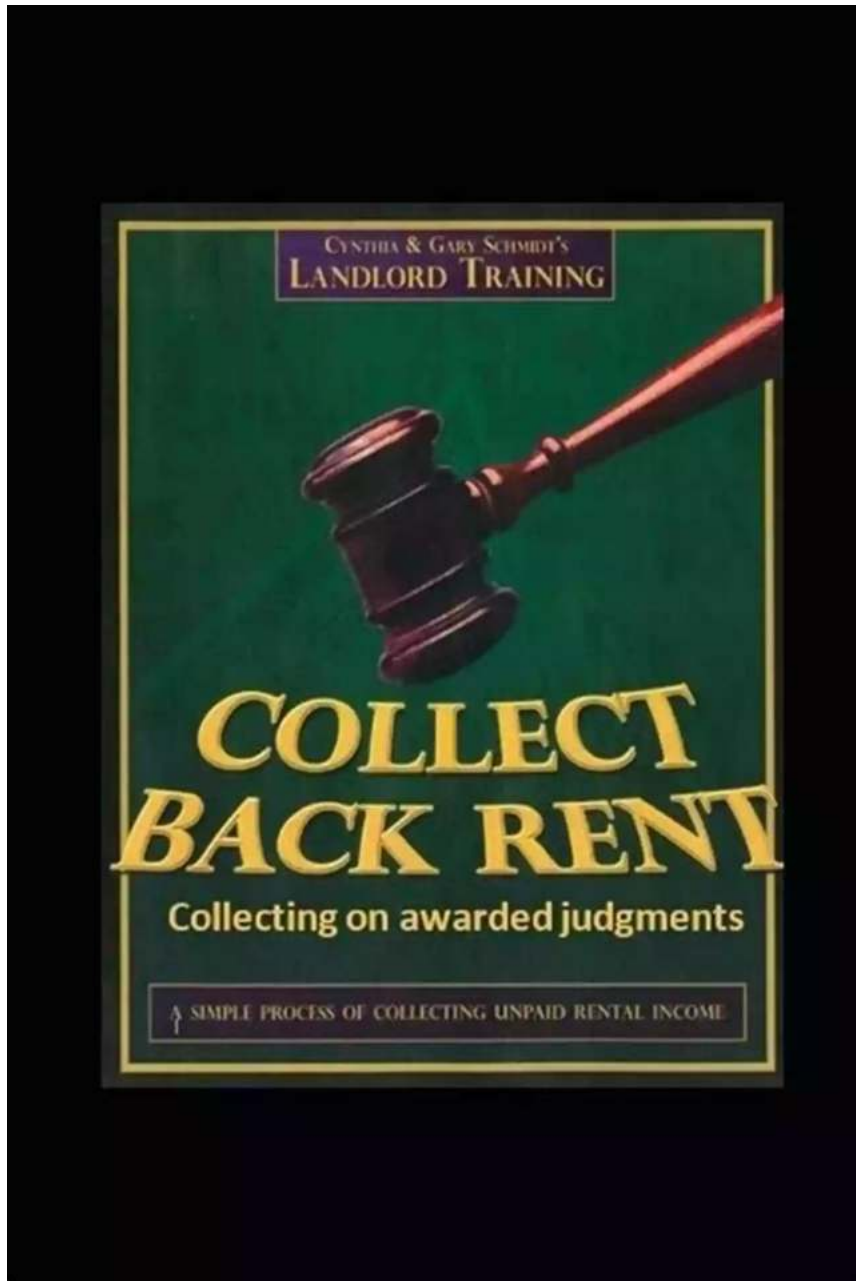


# Collect Back Rent Collecting On Awarded Judgments



## The Ultimate Guide to Collecting Back Rent on Awarded Judgments

Are you a landlord struggling to recover back rent from tenants who have failed to pay? If so, know that you are not alone. Many landlords face a similar

predicament, where tenants leave them with unpaid rent and significant financial losses. However, there is hope! One viable solution is to pursue collection through awarded judgments.

## What is an Awarded Judgment?

An awarded judgment is a court order stating that the tenant owes a specified amount of money, including unpaid rent and additional fees. Such court judgments are legally binding, allowing landlords to use all available legal methods to collect the funds owed to them by the tenant.



## Collect Back Rent Collecting on Awarded Judgments: Post-Judgment Procedures to Collect

by Cynthia Schmidt (Kindle Edition)

★★★★★ 5 out of 5

Language	: English
File size	: 1892 KB
Text-to-Speech	: Enabled
Screen Reader	: Supported
Enhanced typesetting	: Enabled
Word Wise	: Enabled
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**POST-JUDGMENT PROCEDURES  
TO COLLECT**  
CYNTHIA SCHMIDT

## **Steps to Collect Back Rent through Awarded Judgments**

While the process of collecting back rent may seem complex, following these essential steps can streamline the procedure:

### **1. Obtain a Court Judgment**

The first step is to take legal action against the tenant by filing a lawsuit in court. You must present all evidence, such as lease agreements, payment receipts, or correspondence, to demonstrate the tenant's breach of contract.

After examining the evidence, the court will decide whether or not to award a judgment in your favor. If the judgment is granted, you will receive a court order specifying the amount owed by the tenant.

## **2. Familiarize Yourself with State Collection Laws**

Before proceeding with collection efforts, educate yourself about the collection laws in your state. Each jurisdiction has specific rules and regulations regarding the collection of awarded judgments. Understanding these laws will help ensure that your collection efforts are legal and effective.

## **3. Gather Detailed Information about the Tenant**

Collect as much information as possible about the tenant, including their current contact information, employment details, and banking information. This information will be crucial during the collection process.

## **4. Contact the Tenant**

Once you have obtained a court judgment, inform the tenant about the judgment and the amount they owe. Provide them with a copy of the court order and explain the consequences of not paying. Often, this initial contact serves as a reminder to the tenant to fulfill their obligations.

## **5. Start the Collection Process**

If the tenant fails to respond or make arrangements for payment after being notified, you can start the collection process. This process may include various methods, such as:

- **Wage Garnishment:** With a court order, the tenant's wages can be garnished to collect the outstanding rent.
- **Bank Levy:** If the tenant has funds in their bank account, you can request a bank levy to seize the necessary amount.
- **Property Lien:** Placing a lien on the tenant's property can prevent them from selling or refinancing until the debt is paid.
- **Asset Seizure:** Some jurisdictions allow the seizure of the tenant's assets to satisfy the judgment.

## **6. Monitor and Repeat if Necessary**

If the initial collection attempts are unsuccessful, monitor the tenant's financial situation and try again in the future. Keep in mind that enforcing the judgment may require persistence and patience, especially if the tenant has limited assets or income.

## **Avoiding Common Pitfalls**

While collecting back rent through awarded judgments can be effective, it is important to avoid common pitfalls that may hinder the process:

### **1. Ignoring the Collection Process**

Some landlords make the mistake of not pursuing collection efforts after being awarded a judgment. However, neglecting the collection process allows the tenant to avoid paying, resulting in further losses for the landlord. Stay proactive and take the necessary steps to recover what is rightfully owed to you.

### **2. Failing to Document Everything**

Keep detailed records of all interactions with the tenant, including phone calls, letters, and emails. These records will serve as crucial evidence if you need to provide proof of your collection efforts in court.

### **3. Not Seeking Legal Assistance**

Depending on the complexity of the case, seeking legal assistance may be beneficial. An experienced attorney can help guide you through the process, ensuring that your rights are protected and increasing your chances of successfully collecting the back rent.

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Collecting back rent through awarded judgments can be an effective strategy for landlords dealing with delinquent tenants. By following the necessary steps and being persistent in your collection efforts, you can increase your chances of recovering the funds owed to you. Remember to familiarize yourself with the collection laws in your state and seek legal assistance if needed. Don't let unpaid rent become a financial burden - take action and protect your rights as a landlord.

For more information and expert advice on collecting rent and managing rental properties, reach out to our team of professionals at RentPro.



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Collecting on Judgments Manual has the four post judgment proceedings to collect on judgments. Wage, Bank Levy on Personal Property, Discovery to Bench Warrant. Forms and procedures to get that money you deserve. Cynthia has collected over \$300,000 in post judgments proceedings and is ready to show you.



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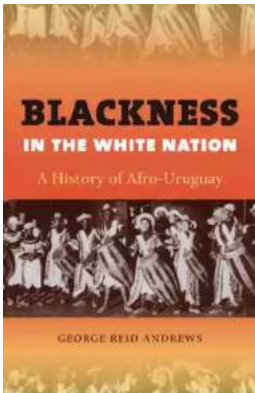
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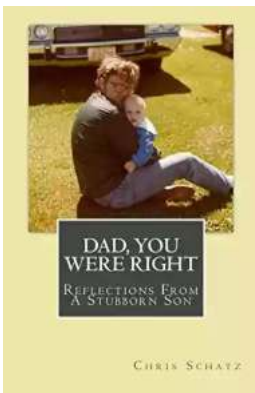
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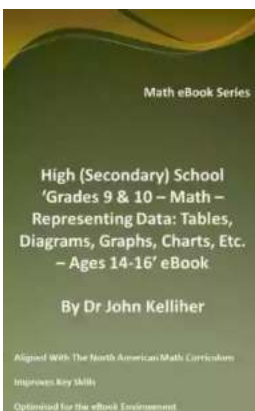
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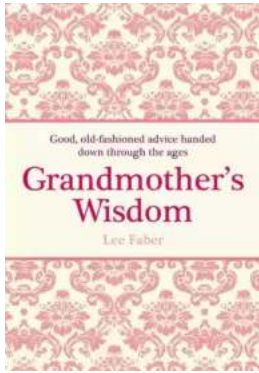
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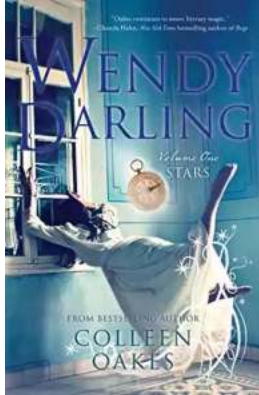
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