



6356 York Rd, #111, Baltimore, MD 21212
info@amspropertysvcs.com | Tel: 443-808-9340

RENTAL PROPERTY BACKGROUND CHECK

Uncover Hidden Rental Risks Before You Close

A pre-acquisition risk analysis designed specifically for rental properties — identifying compliance issues, operational risks, and hidden liabilities not covered by traditional inspections or title work.

The Problem	What We Review	What You Gain
Permits		
Work done without permits means you could inherit open violations, unfinished projects, or illegal renovations — any of which may require costly correction or delay your ability to legally occupy or rent.	Reviews permit history to identify open permits, expired permits, or work completed without proper approval.	Surfaces hidden repair exposure and code issues before closing — giving you negotiation leverage and a clear picture of what you're actually buying.
Outstanding Water Bills & High-Usage History		
Unpaid water balances transfer with the property in many jurisdictions. Abnormal usage can signal undetected leaks, failing plumbing, or undisclosed occupancy that drives up operating costs.	Checks for unpaid water balances and abnormal usage patterns that may indicate leaks, deferred maintenance, or occupancy issues.	Helps you avoid inherited utility debt, identify potential plumbing problems before they become your problem, and accurately evaluate the property's operating costs.
Lead Certificates & Dates		
In Maryland, rental properties built before 1978 must have current lead paint certificates on file before they can be legally rented. Missing or expired documentation can halt your rental operations immediately after closing.	Confirms whether required lead documentation exists, what type of certificate is on file, and whether compliance appears current.	Reduces legal exposure, prevents delays in getting the property on the rental market, and identifies any corrective action needed before you close.
Inspection History		
A property with a pattern of failed inspections or unresolved violations isn't just a compliance problem — it's a signal about deferred maintenance and	Reviews available rental and housing inspection records to identify failed inspections, repeat violations, and unresolved compliance concerns.	Gives you a realistic picture of recurring issues and the likely cost of bringing the property into ongoing compliance — before you're on the hook.

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management habits that will likely continue under your ownership.		
Rental Registry Status		
In Baltimore City and several Maryland counties, a property must be registered as a rental before it can legally generate income. An expired or missing registration means you cannot lawfully collect rent until the issue is resolved.	Verifies whether the property is properly registered as a rental where required, and whether the registration is active, expired, missing, or noncompliant.	Confirms whether the property can be operated as a rental from day one, or whether administrative work is required before you see your first rent payment.
SDAT Status		
If the selling entity has ownership issues, forfeited status, or unresolved filing problems in Maryland SDAT records, the ownership transfer itself may be complicated — and those problems don't disappear at closing.	Checks Maryland SDAT records for ownership-related and entity-related issues that may affect the property's standing or reveal filing concerns.	Surfaces administrative and ownership red flags that could complicate the transfer, create title issues, or affect your ability to operate the property after closing.
MDE Registration Status		
Certain rental properties in Maryland are required to be registered with the Maryland Department of the Environment, particularly those with lead paint history. Gaps in MDE records can delay lawful occupancy.	Reviews MDE records tied to rental compliance and related registration requirements, cross-referencing lead and rental data.	Identifies environmental and rental compliance gaps that could create regulatory liability or delay occupancy after purchase.
Housing Registration Activities		
Properties with assisted housing program history come with oversight obligations, inspection requirements, and possible restrictions that a standard title search won't reveal — and that can significantly affect how you operate the property.	Reviews housing-related registration history, including local housing department activity and participation in assisted housing programs where applicable.	Gives you a clear understanding of any program involvement, prior inspection demands, and restrictions that could affect your operating flexibility and income reliability.
Septic		
Septic system failure is one of the most expensive surprises in rental property ownership. Service gaps, failing systems, or missing documentation are rarely disclosed and won't show up in a standard inspection.	Checks for septic-related records, required documentation, service history, and compliance concerns where the property uses a private septic system.	Helps you assess the risk of costly system repairs or full replacement — and identify regulatory issues that could affect habitability and rental use.
Radon		
Radon is a colorless, odorless gas and the second-leading	Reviews whether radon testing or radon-related documentation	Identifies a health-risk item that may affect tenant safety, trigger

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cause of lung cancer in the US. Properties with elevated levels may require mitigation before they can be safely rented — a cost that should be factored into your acquisition decision.	exists where relevant or advisable.	remediation costs, or impact the property's marketability to future tenants.
Well Water Potability		
Properties on private wells have no municipal testing or treatment. Contaminated or inadequate water supply is a direct habitability issue — and a landlord liability if it goes untested.	Checks for available well water testing information and documentation concerning potability where the property relies on a private well.	Identifies health and habitability concerns that may require testing, treatment, or corrective action before the property can be lawfully and safely rented.

Pricing Tiers

Pricing is based on discovery time involved per property.

Tier	Price	Includes	Output
Tier 1 — Quick Check	\$99–\$149	Registration status, Lead status, SDAT, and MDE Certs & Registrations	Pass / Flag summary
Tier 2 — Standard Risk Scan	\$249–\$399	Tier 1 plus basic permit scan, water usage, inspection history, and housing participation	Detailed risk report with negotiation flags
Tier 3 — Full Investor Intelligence	\$499–\$799	All of the above plus septic, well, radon, and cost-to-stabilize insights	Full risk analysis with action roadmap

AMS PROPERTY SERVICES

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