

YOUR LANDLORD/PROPERTY RATING RESULTS

The owner of **1636 Unity Street** in Philadelphia is **GILLER REALTY** purchased **2/16/2015**. This landlord has reported their mailing address as **4919 FLORENCE AVE, PHILADELPHIA PA 19143**. We have given your landlord a rating of **🚩**. To understand this rating read both the summary and charts below. *Disclaimer: This information is based off of reported data only.* SOURCES: License & Inspection, Municipal Court Records, Court of Common Pleas Records

EXPLANATION OF RATING

- ▶ Renter Beware
- ⚠ Risky Renting
- ✔ Good To Go (Nothing Significantly Negative to Report)
- 😊 Looks Great!

FYI: This property was built before 1978. As a result, your lease is required to disclose that the property was built before 1978. If you have a child 6 years old or under, your landlord must also give you a Lead Free or Lead Safe Certificate.

BRIEF SUMMARY:

Based on our research, your landlord gets a **🚩**. This landlord does not have a good history for taking care of tenants. The landlord owns nearly 152 properties in Philadelphia but most of which are not licensed. It appears that your landlord only recently renewed the license starting May of 2017. For almost one year this Landlord was unlicensed.

It is because of the broader picture of your landlord's upkeep of all of the other properties, pattern of violations and eviction record that we give this landlord a negative rating.

COURT RECORD

THIS SECTION WILL REPORT ON WHETHER THE LANDLORD HAS AN UNUSUALLY HIGH # OF EVICTIONS OR ANY SUITS BROUGHT AGAINST THE LANDLORD FOR SECURITY DEPOSIT.

<input checked="" type="checkbox"/>	Average More than 3 Evictions Filed in a Year
<input type="checkbox"/>	Security Deposit Actions (If checked then a least one tenant sued for the return of their security deposit)
<input checked="" type="checkbox"/>	Eviction Complaint(s) Do(es) Not Comply with the Law and the Paperwork Submitted (Here we check for inconsistencies between the complaint and the law or licensing, etc.)
<input checked="" type="checkbox"/>	City of Philadelphia L&I code enforcement actions against the Landlord
<input type="checkbox"/>	NO INFORMATION AVAILABLE (Neither positively or negatively)

LICENSE AND INSPECTION RECORD

THIS SECTION WILL REPORT ON IMPORTANT CRITERIA RELATED TO RESIDENTIAL LICENSING, HOUSING CODE VIOLATIONS; INFORMATION RELATED TO HEALTHY AND SAFETY.

	If Checked THEN Automatic Red Flag
<input type="checkbox"/> Unlicensed (Landlord's are required to hold a residential housing license to legally collect rent)	
<input type="checkbox"/> Ineligibility for Certificate of Rental Suitability (Landlord's are required to provide their tenants with a Certificate of Rental Suitability: A landlord is ineligible to provide the Certificate if the property has had housing code violations in	X
<input type="checkbox"/> Currently Open Hazardous L&I Violations	X
<input checked="" type="checkbox"/> Currently Open Non-Hazardous L&I Violations	
<input checked="" type="checkbox"/> Has Had A Pattern Of L&I Violations Within Last 5 Years	X
<input type="checkbox"/> Has Had A Violation for Greater than 6 months	
<input type="checkbox"/> Is One Of The Violations Lead Based	X
<input type="checkbox"/> Is One Of The Violations Related to Pest	
<input type="checkbox"/> Open Violations on other properties	
<input type="checkbox"/> NO SIGNIFICANT INFORMATION TO REPORT	

LIENS/SHERIFF SALE

THIS SECTION WILL REPORT MONITORY CONCERNS THAT MAY POSSIBLY AFFECT YOUR LIVING

<input type="checkbox"/>	Current Liens Over \$1000
<input type="checkbox"/>	Pending Foreclosure Action
<input type="checkbox"/>	Current Tax Delinquency In Agreement
<input type="checkbox"/>	Current Tax Delinquency Over \$1000
<input type="checkbox"/>	Currently Up for Sheriff Sale
<input type="checkbox"/>	Pending Lis Pendens Action
<input type="checkbox"/>	Lien, Foreclosure, Sheriff Sale, Tax Delinquency, or other Legal Actions Against Other Properties
<input checked="" type="checkbox"/>	NO SIGNIFICANT INFORMATION TO REPORT

OTHER RELEVANT INFORMATION

THIS SECTION WILL REPORT ANY OTHER DATA THAT MAY DISCOVERED THAT CAN IMPACT A TENANT

<input checked="" type="checkbox"/>	May Have Lease Terms That Unenforcable (This information is gathered from leases that were uploaded through the eviction process. We will read the lease and report if there is any clauses that should concern you.)
<input checked="" type="checkbox"/>	The Property Manager's other Properties NOT in Compliance with the Law (We will check on the landlord's other properties, if any, and report on liens, violations, etc which may give a tenant's a better understanding of how the landlord handles his/her/its properties generally).
<input type="checkbox"/>	NO SIGNIFICANT INFORMATION TO REPORT