



Picks and Tips From Mike-the-Locksmith



Lately, I have seen an uptick in burglaries. Just last week, I secured two homes and a small business after they had been burglarized.. Not only were there losses - jewelry, silver, electronics, product (in the case of the small business), but no-one wants to feel violated, vulnerable, and unsafe, not to mention dealing with insurance claims. Failure to address security, to reinforce doors and to have strong locks installed, often results in being burglarized a second time. It's far better to be proactive than to be reactive.

Mike-the-Locksmith

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A Quote and a Message From Mike-the-Locksmith

"Try To Be A Rainbow In Someone's Cloud."
- Maya Angelou

This month we talk about whether or not you should change your locks when you have a new tenant or you move into a new home. Read below.



Should You Change Locks Between Tenants or Upon Moving Into a New Home?



Many landlords and new homeowners are uncertain as to whether or not they should change locks on a newly acquired home or between tenants in rental properties. Though it's not a legal requirement in many states to do so between tenants, we highly recommend that locks be changed (or re-keyed) every time a dwelling has a new occupant.

Why You Should Change Locks?

If you are a landlord, you are obligated to provide a functioning deadbolt lock on exterior doors. Often deadbolts withstand a lot of wear and tear in rental properties, so having an assessment to determine integrity and changing the locks, as needed, is a good idea. If the locks are in good working order, they may be re-keyed, rather than changed .

For your peace of mind, changing the locks is a prudent and proactive decision. Here are a few prevalent occurrences illustrating why it can pay off for you as the landlord or a new homeowner.

- If your old tenant or the previous homeowner made copies and gave them to others, you have no control over who has entry access.

For landlords:

- If you evict a tenant, you could experience a case of tenant vengeance where he or she returns and damages the property or steals anything not nailed down.
- If your new tenant is burgled or victimized by a former tenant, you could be sued.

The most reliable security comes with changing locks or re-keying the locks, whether you are a new homeowner or a landlord.

Smart Solutions



If you are a landlord, changing your rental property's lock each time a tenant moves out can become a significant expense to you. More cost effective than changing locks is re-keying the locks or installing a keyless deadbolt. With a keyless deadbolt, you can simply

change the access code each time there's a new tenant, saving you money in the long run.

If you are a new homeowner, setting up a new home can be expensive. If the current locks are secure, we recommend re-key service. Keyless deadbolts are also good, in that they offer you better controlled access to your home. You no longer would have to give out keys and that in itself will boost your security.



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