

R E N T A L
T R E N D S
R E P O R T

by Rentec Direct

Impact of COVID-19 On Rent Payments and Rent Payment Methods | June 2020

Rental payment data from June 2020 reveals that tenants with online rent payment options are more likely to pay rent.

The country is slowly beginning to reopen, but the COVID-19 pandemic is still present and many industries are still experiencing the economic effects of nationwide shutdowns. The rental industry has remained active throughout the pandemic, but there have been major changes in the face of economic upset and massive layoffs. Best practices and behaviors for both landlords and renters have shifted, as has the financial situation of many Americans. One report shows that more than one in five U.S. renters are at risk for eviction due to COVID-19.

Rentec Direct is on a mission to determine exactly how COVID-19 has impacted rental payment habits by comparing the first week of each month to the same period in March 2020, when most state shutdown orders occurred. Because most tenants pay rent during the first week of the month, we determined this would give us definitive data surrounding rental payment behaviors. We can also look at data from the first couple months of 2020 as a baseline for rental payment behavior prior to the COVID-19 pandemic. Here is what our data shows for the month of June 2020.

About the study

We pulled aggregated anonymous data from the Rentec Direct property management software platform, representing 620,000 rental properties nationwide.

Property managers and landlords received fewer rent payments in June 2020.

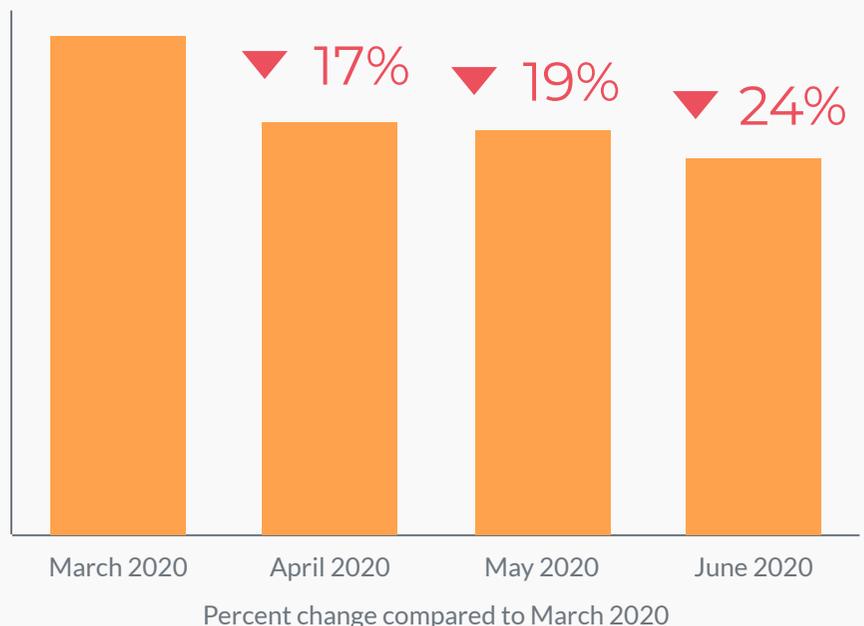
Rent Payments Received

▼ 24%

March vs. June 2020
Percent change

As of June 10th, rent payments received nationwide by property managers and landlords are 24% lower than rent received for the same period in March, prior to the onset of the COVID-19 pandemic in the US.

Rent Payments Received



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Renters were more likely to pay rent online than by cash or check.

Online Rent Payments Received

▼ 1.4%

May 2020 vs. June 2020
Percent change

Of tenants who pay rent electronically, nationwide rent payments in June 2020 are 1.4% lower than online payments received for the same period in May 2020.

When compared to the 24% decrease in total rent received for June 2020, it is clear, online rent payment options increase likelihood of paying rent.

Interest in online rent collection options for landlords and property managers is stabilizing.

Interest in Online Payments

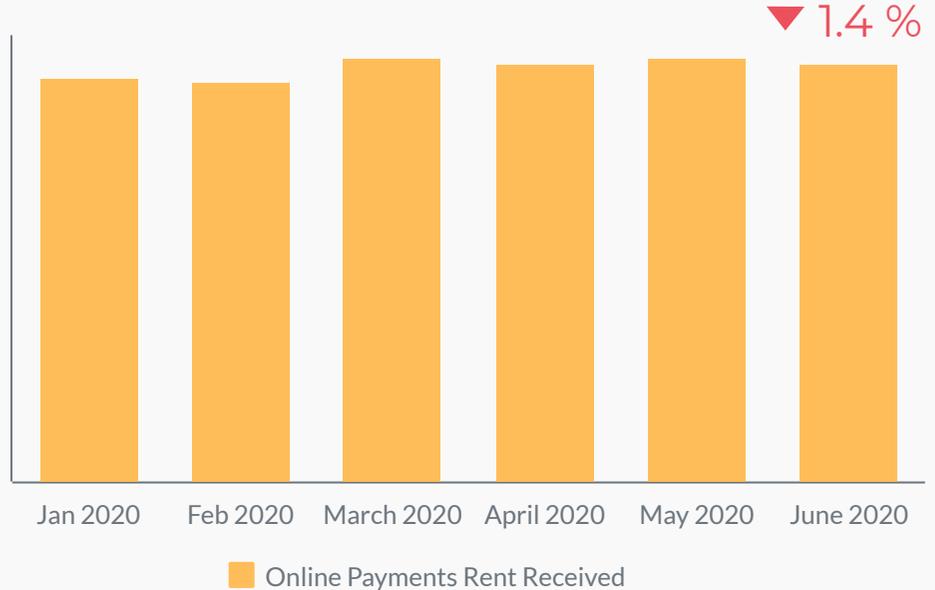
▼ 11%

Feb. 2020 vs. May 2020
Percent growth

On average, approximately 124 property managers submit applications to turn on online payments each month.

In May 2020, the number of applications decreased by 11% compared to the monthly average prior to the COVID-19 pandemic.

Online Rent Payments Received



Interest in Online Rent Payments

