

TENANT FORM
DISCLOSURE AND AUTHORIZATION FOR CONSUMER REPORT AND/OR
INVESTIGATIVE CONSUMER REPORT

Landlord / Property Manager: _____

In connection with your rental application with the above listed Landlord/Property Manager (hereinafter "Landlord/Property Manager") you provide your authorization for Landlord/Property Manager to obtain a "consumer report" and/or "investigative consumer report" about you from a consumer reporting agency for tenancy or rental purposes, as defined by the Fair Credit Reporting Act (15 U.S.C. § 1681 *et seq.*).

These reports may include information about your character, general reputation, personal characteristics and mode of living, whichever are applicable. The report may also contain information about you relating to criminal history, credit history, rental history, credit history, social media or other background checks. They may involve personal interviews with sources such as your neighbors, friends or associates.

You have the right, upon written request made within a reasonable time after receipt of this notice, to request disclosure of the nature and scope of any investigative consumer report by contacting Landlord/Property Manager and National Crime Search, Inc., 3452 E. Joyce Blvd., Fayetteville, AR 72703 – 888-527-3282 – www.nationalcrimesearch.com

Acknowledgement and Authorization

By signing below you acknowledge receipt of a copy of the federal notice, *A Summary of Your Rights under the Fair Credit Reporting Act* and certify that you have read this notice and authorization as well as the summary document. You hereby authorize the obtaining of a consumer report and/or investigative consumer report, as applicable by Landlord/Property Manager in connection with your rental application.

Signature

Today's Date

Full Legal Name (please print)

Other or Former Names (please print)

Address

City/State

County

Zip

Date of Birth**

SSN**

Name on Driver's License (if different from legal name)

Driver's License #

State issued

Contact Phone Number

E-mail Address

****This information will be used for background screening purposes only and no other purpose.**

State Disclosures

New York applicants only: Under state law you have the right to inspect and receive a copy of any investigative consumer report requested by Landlord/Property Manager by contacting National Crime Search, Inc. directly.

Washington State applicants only: Under state law you have a right to request a copy of the Washington Fair Credit Reporting Act's disclosures to consumers (RCW 19.182.070) by contacting National Crime Search, Inc. directly.

California applicants only: Under state law you have a right to receive a copy of your investigative consumer report and/or consumer credit report, free of charge, if one is requested by Landlord/Property Manager. By checking "yes" a copy will be provided to you at the address you provide on this form.

I would like to receive a copy of my investigative consumer report: () Yes () No

CA applicants only: You acknowledge receipt of a copy of the summary of the provisions of California Civil Code section 1786.22 by signing the Tenant Form.

NOTICE – BACKGROUND INVESTIGATION

CALIFORNIA RESIDENTS

California Residents – this summary of the provisions of California Civil Code section 1786.22 is being provided to you pursuant to state law.

Your landlord or property manager intends to obtain information about you from an investigative consumer reporting agency, as defined under California law, for tenancy purposes or in connection with your rental application.

Under California law you are entitled to visually inspect all files maintained about you by an investigative consumer reporting agency (ICRA), such as National Crime Search, Inc., upon request and presentation of proper identification during normal business hours and on reasonable notice as follows:

- In person. You may request a copy of your file. The ICRA may charge you for the actual copying costs associated with providing you with a copy of your file.
- By telephone. A summary of all information contained in the ICRA's file about you will be provided to you via telephone, if you have made a written request for telephone disclosure, and the toll charge, if any, for the telephone call is prepaid by or charged directly to you.
- By certified mail. You may make a written request for copies to be sent to a specified addressee. ICRA's complying with requests for certified mailings shall not be liable for disclosures to third parties caused by mishandling of mail after such mailings leave the ICRA.

"Proper Identification" includes documents such as a valid driver's license, social security account number, military identification card, and credit cards. If an ICRA is unable to reasonably identify you on the basis of these documents, they may require additional information concerning your employment and personal or family history in order to verify your identity.

The ICRA will provide trained personnel to explain any information furnished to you and will provide a written explanation of any coded information contained in files maintained on you. This written explanation will be provided whenever a file is provided to you for visual inspection.

You may be accompanied by one other person of your choosing, who must furnish reasonable identification. An ICRA may require you to furnish a written statement granting permission to the ICRA to discuss your file in such person's presence.