

# TENANT SCREENING

LandlordSolutions' Tenant Screening solutions are an effective tool against renting to bad tenants who don't pay their rent or who have a criminal record. Our screening reports offer landlords objective and factual information. We offer an easy to read format accompanied by statewide criminal and civil records, SSN verification and Credit Report with credit score. These reports not only enable a landlord to verify statements on a rental application, it also shows an applicant's ability and willingness to pay rent and if they do damage to your property. You will also be able to determine if are you making the best rental decision based on past rental history, employment verification and public records.

We are dedicated to providing our customers with the most comprehensive, accurate and timely background screening reports with results with in 4 hours.

## 4 hour turn around time!

<b>Criminal, Civil and SSN &amp; Address Verification</b>	<b>\$25.00</b>
<b>Criminal, Civil and Full Credit Report</b>	<b>\$30.00</b>
<b>Rental History and Employment Verification</b>	<b>\$15.00</b>

### Criminal Statewide Searches

- o Sexual predator data from 50 states
- o FBI Most Wanted
- o US Marshals
- o DEA
- o ATF
- o Customs
- o US Secret Service
- o America's Most Wanted
- o Traffic Violation

### SSN and Address Verification

- o Name Verification
- o SSN Verification
- o Previously reported addresses
- o Middle Name
- o AKA Name

### Rental History and Employment Verification

Our Tenant Screening Specialist will interview current and past landlords. Rental history research is a must for landlords who want to know who they are trusting their investment to. Below is an example of the questions we ask:

- o Did they pay their rent on time?
- o How many late notices did you serve them?
- o Did they have any pets?
- o Did the neighbors ever complain?
- o Would you re-rent to them?
- o Drug Activity?
- o Unauthorized Guests?

### Civil Statewide Searches

- o Evictions
- o Judgments
- o Foreclosures
- o Bankruptcies
- o Garnishments
- o Divorces
- o Tax Liens
- o Domestic Violence
- o Harrassment

### Trans Union Credit Report

- o Name Verification
- o DOB Verification
- o SSN Verification
- o Previously Reported Addresses
- o Middle Name
- o AKA Name
- o Revolving Credit Payment History
- o Collections
- o Bankruptcies
- o Foreclosures
- o Auto and Home loans

### When we call for Employment Verification we are verifying:

- o Monthly Income
- o Dates of employment
- o Job Title