

Advanced Reporting

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Professional Background Screening Services

TENANT SCREENING ADVERSE ACTION FORM

Property Information:

Date: _____

Complex / Property Name Unit #

Applicant(s) Information:

Name(s)

Street Address Unit #

City State Zip Code

Description of Adverse taken:

- Denial of your application. Consumer did not meet rental criteria
- An increase security deposit of fee. In accordance with rental criteria.
- Information received from a person or company other than a consumer reporting agency.
You have the right to make written request to us within 60 days of receiving this letter for a disclosure of the nature and scope of this information.

Disclosure of us of information obtained from an outside source:

- The credit decision was based in whole or in part on the information obtained in a report from the consumer reporting agency identified below. You have a right under the Fair Credit Reporting Act to know the information contained in your credit file at the consumer reporting agency. The agency played no part in the decision and is unable to supply specific reasons why specific adverse action was taken.
- Equifax, PO Box 740256, Atlanta, GA 30374-2042 Phone: 800-685-1111
- Experian, PO Box 2002, Allen, TX 75013 Phone: 888-3973742
- Trans Union, PO Box 390, Springfield, PA 19064 Phone: 800-888-4213
- Other: _____

Equal Credit Opportunity Act Notice:

The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal agency that administers compliance with this law concerning this creditor is:

Federal Trade Commission, Consumer Response Center, Washington, DC 20580

Landlord Owner Agent Information:

Owner / Agent:

Street Address

Telephone:

City State Zip Code