

**Credit/Background Check**

There is a nonrefundable \$35 fee to cover the cost of a credit and background check. This credit/background check includes a credit check using Transunion data, criminal and sex offender background check, check of prior evictions, confirmation of identification, determination of income to rent ratio, and listing of prior residences. The initial background check usually takes about 1 hour, but sometimes up to 3 days before the results are available to us. The credit/background check company provides a proprietary credit score different from a Tranunion score. The evaluation process is terminated if the credit score is less than 70% or if the initial background check is unsatisfactory. Individuals who pass the credit/background check are invited to complete a Rental Application.

**Information Needed In Order to Perform a Credit/Background Check**

Date: \_\_\_\_\_

Name (first, middle, last name): \_\_\_\_\_

Current home address: \_\_\_\_\_

Birth date: \_\_\_\_\_

Social security number: \_\_\_\_\_

Driver's license number: \_\_\_\_\_ Driver's license state: \_\_\_\_\_

Take-home income (after deductions): \$ \_\_\_\_\_ Pay schedule (circle one): weekly, every other week, monthly

Phone number: \_\_\_\_\_

Email address: \_\_\_\_\_

**\*\*\*Important\*\*\* Read, sign and return to us the "Permission To Perform Background Check" form (located on page 2).**  
We cannot perform the Credit/Background check without your signed permission as provided by this form.

PERMISSION TO PERFORM BACKGROUND CHECK

From: \_\_\_\_\_, prospective Residents

Re: Permission to release and provide requested background information as part of Rental Application

By signing this form, I give my permission to the Landlord listed below to perform background checks and obtain information about me from credit reporting sources, current and previous landlords, personal and professional references, employers, financial institutions, schools, division of motor vehicles, law enforcement agencies, from any third party, and any other persons or agencies having knowledge about me.

I authorize and give permission without reservation to all parties listed to disclose any information requested about me to my prospective Landlord:

Parasol Properties \_\_\_\_\_, LLC  
526 Chickasawba Street  
Blytheville, AR 72315  
Phone: 870-762-0319  
Fax: 870-451-0474

I further authorize and permit the Landlord to obtain updated information anytime during my tenancy and on future occasions to aid with determining continuing residential tenancy eligibility and for collection purposes should that be deemed necessary. I agree that a fax or photocopy of this authorization with my signature is accepted as having the same authority as the original.

DISCLOSURE

By signing below, you acknowledge and understand that in connection with your application for residential tenancy with the Landlord, we may now, or at any time you are renting from the Landlord, or at any future time for collection purposes, obtain a "consumer report" and/or an "investigative consumer report" on you from TRAK-1 TECHNOLOGY, a consumer reporting agency, or from any third party, in strict compliance with both state and federal law. A consumer report is any communication of information by a consumer reporting agency bearing on your credit worthiness, credit standing, credit capacity, character, general reputation, personal characteristics, or mode of living which is used or expected to be used for purposes of serving as a factor in establishing your current and/or continuing eligibility for residential tenancy purposes. An investigative consumer report is obtained through personal interviews with individuals who may have knowledge of your character, general reputation, personal characteristics, or mode of living. The consumer reports or investigative consumer reports may contain public record information which may be requested or made on you including, but not limited to: consumer credit, criminal records, civil cases in which you have been involved, driving history records, education records, previous employment history, workers compensation claims history, social security traces, military records, professional licensure records, eviction records, drug testing, government records, and others. You further understand that these reports may include reasons for your evictions at other residential complexes, if applicable. You also acknowledge and understand that information from various federal, state, local and other agencies which contain information about your past activities will be requested. You are hereby notified that you have the right to make a timely request for a copy of the scope and nature of the above investigative background report and/or a complete copy of your consumer report contained in the Landlord's files on you at the time of your request by providing proper identification and the payment of any legally permissible fees. You are further notified that, in the event you are denied tenancy, you will be provided the name, address and telephone number of the consumer reporting agency and a description in writing of your rights under the Fair Credit Reporting Act. Correspondence to TRAK-1 TECHNOLOGY shall be directed to: Trak-1 Technology; Consumer Disputes; P.O. Box 52028; Tulsa, Oklahoma, 74152; 918-779-7000.

THE FAIR CREDIT REPORTING ACT GIVES YOU SPECIFIC RIGHTS IN DEALING WITH CONSUMER REPORTING AGENCIES. YOU WILL BE GIVEN A SUMMARY OF THESE RIGHTS TOGETHER WITH THIS DOCUMENT.

This form should be signed below by everyone 18 years or older who will reside in the rental property.

Signed: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Social Security Number: \_\_\_\_\_  
Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Social Security Number: \_\_\_\_\_  
Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Social Security Number: \_\_\_\_\_  
Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Social Security Number: \_\_\_\_\_  
Date: \_\_\_\_\_

## A Summary Of Your Rights Under The Fair Credit Reporting Act

The federal Fair Credit Reporting Act (FCRA) promotes the accuracy, fairness, and privacy of information in the files of consumer reporting agencies. There are many types of consumer reporting agencies, including credit bureaus and specialty agencies (such as agencies that sell information about check writing histories, medical records, and rental history records). Here is a summary of your major rights under the FCRA. For more information, including information about additional rights, go to [www.ftc.gov/credit](http://www.ftc.gov/credit) or write to: Consumer Response Center, Room 130-A, Federal Trade Commission, 600 Pennsylvania Ave. N.W., Washington, D.C. 20580.

1. You must be told if information in your file has been used against you. Anyone who uses a credit report or another type of consumer report to deny your application for credit, insurance, or employment— or to take another adverse action against you — must tell you, and must give you the name, address, and phone number of the agency that provided the information.
2. You have the right to know what is in your file. You may request and obtain all the information about you in the files of a consumer reporting agency (your “file disclosure”). You will be required to provide proper identification, which may include your Social Security number. In many cases, the disclosure will be free. You are entitled to a free file disclosure if:
  - a. a person has taken adverse action against you because of information in your credit report;
  - b. you are the victim of identify theft and place a fraud alert in your file;
  - c. your file contains inaccurate information as a result of fraud;
  - d. you are on public assistance;
  - e. you are unemployed but expect to apply for employment within 60 days.

In addition, since September 2005 all consumers will be entitled to one free disclosure every 12 months upon request from each nationwide credit bureau and from nationwide specialty consumer reporting agencies. See [www.ftc.gov/credit](http://www.ftc.gov/credit) for additional information.

3. You have the right to ask for a credit score. Credit scores are numerical summaries of your creditworthiness based on information from credit bureaus. You may request a credit score from consumer reporting agencies that create scores or distribute scores used in residential real property loans, but you will have to pay for it. In some mortgage transactions, you will receive credit score information for free from the mortgage lender.
4. You have the right to dispute incomplete or inaccurate information. If you identify information in your file that is incomplete or inaccurate, and report it to the consumer reporting agency, the agency must investigate unless your dispute is frivolous. See [www.ftc.gov/credit](http://www.ftc.gov/credit) for an explanation of dispute procedures.
5. Consumer reporting agencies must correct or delete inaccurate, incomplete, or unverifiable information. Inaccurate, incomplete or unverifiable information must be removed or corrected, usually within 30 days. However, a consumer reporting agency may continue to report information it has verified as accurate.
6. Consumer reporting agencies may not report outdated negative information. In most cases, a consumer reporting agency may not report negative information that is more than seven years old, or bankruptcies that are more than 10 years old.
7. Access to your file is limited. A consumer reporting agency may provide information about you only to people with a valid need -- usually to consider an application with a creditor, insurer, employer, landlord, or other business. The FCRA specifies those with a valid need for access.
8. You must give your consent for reports to be provided to employers. A consumer reporting agency may not give out information about you to your employer, or a potential employer, without your written consent given to the employer. Written consent generally is not required in the trucking industry. For more information, go to [www.ftc.gov/credit](http://www.ftc.gov/credit).
9. You may limit “prescreened” offers of credit and insurance you get based on information in your credit report. Unsolicited “prescreened” offers for credit and insurance must include a toll-free phone number you can call if you choose to remove your name and address from the lists these offers are based on. You may opt-out with the nationwide credit bureaus at 1-888-5-OPTOUT (1-888-567-8688).
10. You may seek damages from violators. If a consumer reporting agency, or, in some cases, a user of consumer reports or a furnisher of information to a consumer reporting agency violates the FCRA, you may be able to sue in state or federal court.
11. Identity theft victims and active duty military personnel have additional rights. For more information, visit [www.ftc.gov/credit](http://www.ftc.gov/credit).