

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: 870-762-0385

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: _____