

Tenant Screening Service



Resident selection is one of the most important responsibilities we have as a rental property manager. Making the right decisions can improve occupancy levels, reduce bad debt and assure compliance with regulations. TENANT REPORTS is our screening service and is dedicated to delivering prompt, accurate, high quality and cost-efficient screening services on a consistent basis, backed by our excellent customer service. Trans Union credit reports, criminal background searches, sex offender searches and terrorist searches, motor vehicle reports, as well as, other useful reports to give you the crucial information you need to make an informed decision

National Criminal Background Search

National Criminal Background searches include criminal history data records from over 1,000 counties and department of corrections nationwide plus the District of Columbia, Puerto Rico and Guam. We search over 360 million records. The largest criminal database available.

National Criminal Background Search Plus

When the National Criminal Background Search is combined with our National Sex Offender Search and a fourteen source anti-terrorism and national security database, the result is the most comprehensive multi-source criminal database available to employers today. National Criminal Background Search Plus includes over 360 million criminal, sex offender and security threat records from an unequaled 320 data sources.

Nationwide coverage to identify registered sex offenders

TENANT REPORTS's National Sex Offender Background Search instantly checks for sex offender registration in all 50 states* plus the District of Columbia, Guam & Puerto Rico. The National Sex Offender Background Search also includes offender photos for all sources. It is critical for organizations with employees or volunteers that come into contact with children, the elderly or any vulnerable group to limit contact with convicted sex offenders.

A differentiator of TENANT REPORTS's National Sex Offender Background Search is that prior registrations are not purged from our database (except when required by law or court order). When a registered sex offender moves to another state, the original state usually removes the individual from its registry. While laws require the offender to register in his or her new state of residence, this does not always happen. Therefore, a search of the previous and current state registries may not return any matches for the applicant. Since National Sex Offender Background Search includes historical registrations, a match may still be found!

Scope of Search

National Sex Offender Background Search includes current and historical sex offender registration records from 50 states plus the District of Columbia, Guam & Puerto Rico. New and updated records from each registry are added to the database on a monthly basis. Please note that the types of crimes that require registration vary by state. Therefore, not all individuals convicted of a sex crime in one state may be included in another state's registry.

Turn-around Time and Legal Compliance

Instant turn around. In the event that a sex offender record is found, the report typically includes information about the crime that resulted in the sex offender registration, type of registration, length of registration and the agency that recorded the registration information. When available, a photo of the offender is also included.

*The Nevada Department of Public Safety is prohibiting the use of their public sex offender registry information for commercial purposes and any distribution for business purposes will be prosecuted under the law. We are extremely disappointed that the Nevada Department of Public Safety is, in our opinion, taking a stance that may actually harm both the public and employers. Based on the Nevada Department of Public Safety's policy, TENANT REPORTS is no longer able to provide records from the Nevada Sex Offender Registry as part of our Sex Offender Search and National Criminal Search database searches. Please also be advised that Nevada Revised Statutes 179B.270 also restricts the use of sex offender registration information obtained from the registry and imposes a penalty of

\$25,000 for violations. We encourage you to seek the advice of your legal counsel before searching the registry directly and/or using registry information in conjunction with any adverse decision. If you so choose, the registry may be accessed directly at <http://www.nvsexoffenders.gov/Search.aspx>

TENANT REPORTS'S Social Security Trace assists in detecting identity theft. The information contained includes name the social security number was issued to, alias names, state the social security number was issued from, and addresses used in the past 10 years.

This information, which may not have been disclosed by the applicant, is a useful research tool to identify additional names and counties for criminal research. TENANT REPORTS strongly recommends that a criminal search be conducted in each county of previous residence during the past seven years.

By identifying criminal misconduct of employees, Criminal Watch List search helps your clients create a safer work environment and improve business performance. Criminal Watch List search regularly scans nationwide criminal databases and delivers notifications when criminal records are found. With Criminal Watch List search, your clients can easily stay informed of employees' criminal history. Frequently overlooked, this post-hire screening tool is critical to fully manage the risks associated with workplace theft and violence. Criminal Watch List search works in conjunction with our criminal background screening services.

Tenant Eviction Search

Eviction background screening searches are provided by state. Court records are searched for eviction data.

Turnaround Time

Some states are instant searches and others may take as long as 24-48 hours.

TENANT REPORTS'S tenant background screening specialist will contact the applicant's current and/or previous landlord to verify rental history, payment history, resident status, etc.

TENANT REPORTS'S employment verification specialist will contact the employer to verify information reported by the employee on a job application or resume. The report will contain dates of employment, last position held and eligibility for rehire.

Current/Previous Landlord Verification

TENANT REPORTS's tenant background screening specialist will contact the applicant's current and/or previous landlord to verify rental history, payment history, resident status, etc. This saves the manager's time and allows them spend their efforts collecting rents and providing better customer service to current tenants.

Employment History Verification

TENANT REPORTS's employment verification specialist will contact the employer to verify information reported by the applicant on the rental application. The report contains dates of employment, position held and income amount (when available). This saves the manager's time and allows them to spend their efforts collecting rents and providing better customer service to current tenants.

Reference Interviews

TENANT REPORTS will contact the references provided by the applicant. A verification specialist will ask questions pertaining to the reference's relationship with the applicant, length of time known and overall character of the applicant.