



INVESTIGATIVE

screening & consulting

A Division of AAA Tenant Screening, Inc.

CRIMINAL / EVICTION ONLY PACKET

Dear Client:

Thank you for your interest in obtaining criminal and eviction reports for your rental applicants. Please use this information to complete the following page:

1. **CONTACT INFO:** Please provide on the following page your: name, address, phone/fax numbers and email address.
 - A separate sheet will need to be filled out for each property you own **ONLY IF** you have different criteria for each property. If you have the same criteria for multiple addresses, please include all addresses. You may use a separate sheet for that information if necessary.

Based on your properties needs, please complete the “Criminal” and “Eviction” criteria at the bottom of the page.

2. **CRIMINAL:** Criminals usually bring illegal activity and people on to your property. They could cost you thousands of dollars with meth lab clean up, lost rent, ruined carpet, walls. Etc. Felony records are more serious than misdemeanors. Keep in mind that some violent misdemeanors, like assault, could be grounds for denials.
3. **EVICTIONS:** It is also important to evaluate eviction records. If an applicant was unhurt by a previous eviction, they will be more likely to repeat their behavior. Consider if evictions are paid/unpaid and how much time you would require to pass since a previous eviction before considering them as an applicant. Additional items can be added to customize your criteria.

Proper completion of the following page will allow Investigative Screening establish your criteria parameters so our system will give you consistent, non-bias decisions for every applicant.

If you have any questions please call us at 480-305-1350 opt 2.

Your Investigative Team



CONTACT INFORMATION:

Client Name: _____

Client Address: _____

ClientPhone: _____ Fax: _____

Client Email: _____

Rental Property Address: _____

Automatically denied for the following:

Criminal:

- Any Felonies: within (____) years
- Any Violent misdemeanor: within (____) years
- Drug misdemeanor: within (____) years

Evictions:

- Unpaid eviction within (____) years
- Any eviction within (____) years
- Rental collection within (____) years

Additional Criteria: Please add any additional criteria in the box below that suits your property needs. Each property must use the same criteria for every applicant in order to comply with Fair Housing requirements.



INVESTIGATIVE
screening & consulting
CREDIT CARD AUTHORIZATION

CREDIT CARDHOLDER INFORMATION					
NAME ON CREDIT CARD					
TYPE OF CREDIT CARD	VISA	MC	AMEX	DISCOVER	OTHER
TYPE OF ACCOUNT	PERSONAL		BUSINESS		
COMPANY NAME					

ACCOUNT NUMBER					
EXPIRATION DATE					
BILLING ADDRESS					
CITY		STATE		ZIP CODE	
PHONE		EMAIL		FAX NUMBER	

AUTHORIZED USER OF CREDIT CARD	
NAME	
COMPANY	
PHONE NUMBER	
EMAIL ADDRESS	
IDENTIFICATION	
RELATION TO OWNER	

AUTHORIZATION OF CARD USE
<p>I certify that I am the authorized holder and signer of the credit card referenced above.</p> <p>I certify that all information above is complete and accurate.</p> <p>I hereby authorize collection of payment for all charges immediately upon order. Each order with Investigative will be charged separately.</p>

CARDHOLDER NAME			
SIGNATURE		DATE	