

RECEIPT FOR RESIDENT SCREENING

Applicant:	Applicant Address:
Owner/Agent (Apartment Community)	Address:
Phone Number:	Fax Number:

Owner/Manager requested the following reports on the dates listed below and these reports may constitute "investigative consumer reports" and/or "consumer credit reports" as defined by California Law. These reports may provide information regarding the consumer's character, general reputation, personal characteristics, mode of living and/or credit worthiness. These reports are being processed by the reporting agency ("agency") indicated below:

- | | |
|---|--|
| <input type="checkbox"/> On-Site Manager, Inc.
P.O. Box 1514
Los Altos, CA 94023-1514
(877) 222-0384 | <input type="checkbox"/> First American Registry
1140 Rockville Pike, PMB 1200
Rockville, MD 20852
(800) 999-9350 |
|---|--|

Requested	Type of Report
	Unlawful Detainer (Eviction) Search
	Consumer Credit Report

If you would like a copy of the report(s), please check the box below, and return it to the Owner/Manager at the address listed above. The report(s) will be sent to you within three business days of their receipt by Owner/Manager.

- Yes, please send me a copy of the reports listed above.**

Send Reports to Address (if different than above):		
City:	State:	ZIP Code:

Return this form to: _____
 _____ (Apt. Community Address)

NOTICE TO CONSUMER¹

California Civil Code Section 1786.16(a)(3), states that a consumer shall be notified in writing regarding any report which may be construed as an "investigative consumer report" that is requested for the purpose of evaluating the consumer's ability to hire a dwelling unit.

California Civil Code Section 1786.22, states in summary that the agency listed above shall supply files and information relating to these investigations during normal business hours and on reasonable notice. Files maintained shall be made available for the consumer's visual inspection either: (1) by certified mail, pursuant to a written request, with proper identification, for copies to be sent to a specified addressee; (2) by telephone, if the consumer has made a written request, with proper identification for telephone disclosure, and the toll charge, if any, is prepaid by or charged directly to the consumer; or (3) in person, upon furnishing proper identification. "Proper identification" shall mean identification generally deemed sufficient to identify a person, including a valid driver's license, social security account number, military identification card and credit card. Only if the consumer is unable to identify himself with the foregoing information may the agency require additional information concerning the consumer's employment, personal or family history. The agency shall provide a written explanation of any coded information contained in the files maintained on a consumer that is to be distributed whenever a file is provided to a consumer for visual inspection. The agency shall provide trained personnel to explain to the consumer any information furnished to the consumer by the agency. The consumer shall be permitted to be accompanied by one other person of his choosing, who shall also furnish reasonable identification. The agency may require the consumer to furnish a written statement granting permission to the agency to discuss the consumer's file in such person's presence. There may be a fee associated with said disclosure.

A fee of \$_____ has been received from above applicant on _____ for an offer to rent. The above payment is to be used for processing the resident screening, including any investigative consumer report and/or consumer credit report.

- No Application Fee Charged

Cost of investigative consumer report, consumer credit report and reference verification	\$ _____
Labor cost of employees for application processing and verifications	\$ _____
Total Fee	\$ _____

- Applicant has given **written authorization** to run a consumer and/or credit report, including a search of any other public information to evaluate their application to live at _____ Apartments, and use the information contained therein for **no other purpose**, as limited by **federal law**. Applicant has provided for verification acceptable forms of the identification to confirm applicant's identity.

Applicant

Management Representative

¹ Owner/Manager does not waive the issue of whether this notice is its legal obligation, but provides such notice to protect the legal right, if any, of the consumer thereto