

# TENANT SCREENING SERVICES, LLC.

[www.instantbackgroundchecks.us](http://www.instantbackgroundchecks.us)

PH- (800) 252-8297 FAX- (800) 925-2958

EMAIL: [CHECK1@AUSTIN.RR.COM](mailto:CHECK1@AUSTIN.RR.COM)

## SUBSCRIBER SERVICE AGREEMENT

SERVICE AGREEMENT, entered into as of \_\_\_\_\_ 20\_\_\_\_ by and between Tenant Screening Services and \_\_\_\_\_ (herein after called Subscriber).

1. That the Subscriber employs Tenant Screening Services to obtain and upon request, to furnish for the Subscriber's use and benefit. Information concerning specifically the individual's resident history, including; rental payment habits, any returned checks, apartment upkeep, proper notice given to move (were the rules of the lease abided by?), broken leases, evictions, pets (if so, how many), general character (would they rent to them again?), verification of employment, income range, credit history information, and criminal convictions.
2. Subscriber agrees to request information only for the Subscriber's exclusive use, and the Subscriber certifies that inquiries will be made only for permissible purposes, namely for use in determining the propriety of writing a lease. Reports on Employees will be requested only by the Subscriber's designated representative. Employees will be forbidden to attempt to obtain reports on themselves, associates, or any other person except in the exercise of their official duties. Subscriber agrees to have applicant sign an application form explicitly giving permission to pull applicants credit report. (The Fair Credit Reporting Act provides that any person who knowingly and willfully obtains information on a consumer from a consumer reporting agency under false pretenses shall be fined not more than \$5,000 or imprisoned not more than one year, or both.) Subscriber must have a signed release before requesting service.
3. **Subscriber further agrees to keep all signed releases on file for a period of 3 years and to provide any signatures upon request to Tenant Screening Services, LLC. Subscriber also agrees not to resell any information obtained through Tenant Screening Services LLC**
4. Subscriber agrees that while Tenant Screening Services shall be required to use good faith in attempting to obtain reliable and accurate information from sources deemed reliable, Tenant Screening Services shall not be held liable in any manner whatsoever for any loss or injury to Subscriber resulting from the obtaining or furnishing of such information, whether written or verbal; and further, that Subscriber agrees to hold Tenant Screening Services and its officers or employees, jointly and severally, harmless and indemnify them from any and all claims, losses of damages arising out of alleged liability or failure of the Subscriber to keep and perform any of its obligations describer herein.
5. Subscriber agrees to pay Tenant Screening Services upon receipt of statement for the services rendered during the previous 30-day period according to the current rate schedule in effect. If Subscriber fails to pay the statement for services rendered upon receipt of statement Subscriber shall be liable for and shall pay a late fee of \$25.00, and 18% per annum in interest of the unpaid balance 30 days from the date of statement. Returned check charge is \$25.00. Subscriber is responsible for payment on all requests submitted to Tenant Screening Services, whether applicant leases the property or not. Do not submit request to the office unless you are prepared to pay for it. All fees are nonrefundable once submitted into our office and reports are processed.
6. This Agreement shall continue in force without any fixed date of termination, but either Tenant Screening Services or Subscriber my terminate the Agreement upon thirty (30) days prior notice to the other. It is further agreed, however, that with just cause, such as delinquency or violation of the terms of the contract, Tenant Screening Services may upon its election discontinue serving the Subscriber and cancel this contract immediately by written notice to the Subscriber.

The parties hereto agree that this instrument is the full and complete agreement between them and shall not be altered, varied or enlarged upon by any verbal promises, statements, or representations not expressed herein. This agreement shall not be binding on either party until accepted by Tenant Screening Services and its officers.

By \_\_\_\_\_ Date \_\_\_\_\_

[www.instantbackgroundchecks.us](http://www.instantbackgroundchecks.us)