



APPLICANT SCREENING
ADVERSE ACTION

DATE:	
PROPERTY ADDRESS:	
APPLICANT NAME(S):	
APPLICATION DENIED:	<input type="checkbox"/>
APPLICATION APPROVED, WITH FOLLOWING CONDITIONS:	<hr/> <hr/> <hr/>
REASONS FOR DENIAL:	<input type="checkbox"/> Negative or insufficient rental history <input type="checkbox"/> Negative or insufficient reports from references or other <input type="checkbox"/> A prior eviction that resulted in a judgment in favor of landlord <input type="checkbox"/> An eviction that is still pending <input type="checkbox"/> Inaccurate or false information on the application <input type="checkbox"/> Unacceptable criminal history <input type="checkbox"/> Inability to verify information regarding criminal history <input type="checkbox"/> Insufficient or unverifiable income <input type="checkbox"/> Negative information from credit reporting agency <input type="checkbox"/> Inability to verify credit information <input type="checkbox"/> Property has already been rented <input type="checkbox"/> Other: _____

If a box is checked next to a consumer reporting agency below, our credit decision was based in whole or in part on information obtained in a report from the consumer reporting agency listed below. You have a right under the Fair Credit Reporting Act to know the information contained in your credit file at the consumer reporting agency. The reporting agency played no part in our decision and is unable to supply specific reasons why we have denied credit to you. You also have a right to a free copy of your report from the reporting agency, if you request it no later than 60 days after you receive this notice. In addition, if you find that any information contained in the report you receive is inaccurate or incomplete, you have the right to dispute the matter with the reporting agency.

- Equifax Credit Bureau = P.O. Box 740241, Atlanta, GA 30374-0241 = Phone 1-800-685-1111 = <http://www.equifax.com>
- Experian = P.O. Box 2002, Allen, TX 75013 = Phone 1-888-397-3742 = <http://www.experian.com/reportaccess>
- TransUnion = Consumer Disclosure Center, P.O. Box 2000, Chester, PA 19022 = Phone 1-800-888-4213 = <http://www.transunion.com>
- Other

Credit Score Disclosure:

- If this box is checked, we also obtained your credit score from this consumer reporting agency and used it in making our credit decision. Your credit score is a number that reflects the information in your credit report. Your credit score can change, depending on how the information in your credit report changes.

Your credit score: _____ Date: _____.
 Scores range from a low of _____ to a high of _____.
 Key factors that adversely affected your credit score:

You may have additional rights under the credit reporting or consumer protection laws of your state. For further information, you can contact your state or local consumer protection agency or your state attorney general's office.

Owner/Agent:	
Address:	
Phone:	