

- Rent screening should give you the information you need when you're making a decision to accept or deny a potential tenant.
- Rent screening should provide the maximum amount and maximum variety of accurate and timely information you need to make a good decision.
- We provide the information potential tenants may not volunteer on their applications: their rental problems, criminal history, and credit history. Having this kind of information before you accept an applicant can save you hundreds or thousands of dollars in lost rent, property damages, and legal fees afterwards.
- Without a thorough independent background check, you are just taking the applicant's word for it!
- We check criminal, rental and credit records for the fullest possible information available in all areas where applicants have resided:
 - arrests, criminal cases, sex offender registration, parole, warrants, most wanted lists
 - rental lawsuits, evictions, and other rental related problems
 - and a full national credit report

We check applicants through a variety of information sources:

- our own databases, from onsite research in more than forty Kansas and Missouri counties
- local police, jail and court records, county and municipal courts, corrections, sex offender, parole, and warrant information from 49 states
- federal criminal courts and prisons
- a few international court and sex offender sites
- and other resources, as indicated and available

You may be renting to people our clients turned down!

Credit Bureau of Eudora
300 Rockfence Pl, Lawrence, KS 66049
(785)393-5116 FAX: (206)339-3199

Credit Bureau of Eudora

CLIENT APPLICATION

PRINT-COMplete-SIGN-MAIL or FAX TO 206-339-3199

Sorry, but we cannot accept PO Boxes or cellular phone numbers except for secondary contact info

Name _____ Date ____ / ____ / ____

Firm Name (If Applicable) _____ Type of Business _____

Address _____ City _____ State _____ Zip _____

E-mail Address _____

DayPhone # _____ HomePhone # _____ FAX# _____

(Please Complete One of the Following) Social Security # _____ or

Driver's License # _____ or Federal Tax ID # _____

I wish to receive reports via Email FAX MAIL

I will be ordering credit reports for tenant screening employment screening line of credit
 judgment mortgage auto dealership other _____

We will invoice you monthly. Payment is due upon receipt.

I agree to comply and abide with the Fair Credit Reporting Act in its entirety. I also agree to the terms of the (included) Security Access Requirements Agreement. I agree to obtain an executed application from each applicant stating consent to view their consumer credit report and will keep the executed application confidentially on file for at least two years. I will not disclose any such information to any other party or resell any information provided to me by the Credit Bureau of Eudora (CBE).

Signature _____ Date ____ / ____ / ____

Landlords (use extra sheets as needed)

Address of Rental Property _____

City _____ State _____ Zip _____ County(Not Country) _____

Credit Bureau of Eudora, Inc. (CBE)
300 Rockfence Pl, Lawrence, KS 66049 (785)393-5116 FAX (206)339-3199
www.ksrental.com cbereports@gmail.com

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Thank you for choosing Credit Bureau of Eudora (CBE). We are presently processing your request to access Consumer Credit and Reference Information. The Fair Credit Reporting Act and Federal Law require us to qualify every person requesting consumer credit information and to keep that information on file. In order to receive credit reports you will need to fax us the following documentation so we may complete your file and grant you access to all consumer and public records legally entitled to you through the use of a CBE ID.

- [] A copy of your photo ID (i.e. a drivers license, passport, or Military ID)
- [] A copy of proof of ownership or purpose. (i.e. insurance papers, tax assessment, deed, mortgage, appraisal, real estate license, or company license, etc.)
- [] A signed copy of the enclosed Access Security Agreement
- [] A letter of intent (i.e. I intend to use these credit reports for...)

This information is only needed once to complete your file. There are no set up fees or membership dues required.

If you have any questions, please contact us at your earliest convenience. We are open 6AM to 10PM Monday-Saturday CST. We are looking forward to working with you.

Rob, Owner
Credit Bureau of Eudora
www.ksrental.com
Email cbereports@gmail.com

******WARNING/CONFIDENTIAL******

This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender by telephone immediately (785-393-5116). Thank you for your cooperation.

IMPORTANT DECISIONS DEMAND ACCURATE INFORMATION
www.ksrental.com cbereports@gmail.com

Credit Bureau of Eudora

www.ksrental.com

Phone 785-393-5116 Fax 206-339-5116

Access Security Requirements

We must work together to protect the privacy of consumers. The following measures are designed to reduce unauthorized access of consumer credit reports. In signing the Credit Bureau of Eudora's Client Application, you agree to follow these measures.

1. You must protect your CBE ID number so that only key personnel know this sensitive information. Unauthorized persons should never have knowledge of your CBE ID. Please do not post the information in any manner within your facility.
2. Do not discuss your account number by telephone with any unknown caller, even if the caller claims to be a representative or employee of a Consumer Credit Agency.
3. Restrict the ability to obtain credit reports to a few key personnel.
4. Place all fax machines used to obtain credit information in a secure location within your facility.
5. Secure hard copies and electronic files of consumer reports within your facility so that unauthorized persons cannot easily access them.
6. Shred or destroy all hard copy consumer reports when no longer needed.
7. If you elect to receive reports by email or ftp, erase or scramble email or electronic files containing consumer information when no longer needed and when applicable regulations(s) permit destruction.
8. Make all employees aware that your company can access credit information only for the permissible purposes listed in the Permissible Purpose Information section of your membership application. Your employees may not access their own report or the report of a family member or friend if your company does not have permissible purpose.
9. By agreeing to this document you agree to release Credit Bureau of Eudora, Kansas Information Network Group (K.I.N.G.), Experian, Equifax, and TransUnion from any litigation, damages, and liabilities arising from supplying credit reports to you and further agree to comply with the FCRA and this Access Security Requirements/Service Agreement in its entirety.

Record Retention: It is important that you keep credit applications for a reasonable period of time. This will help to facilitate the investigative process if the consumer claims your company inappropriately accessed their credit report. (Note: The [Federal Equal Credit Opportunity Act](#) states that a creditor must preserve all written or recorded information connected with an application for 25 months.)

"Under Section 621 (a) (2) (A) of the [FCRA](#), any person that violates any of the provisions of the [FCRA](#) may be liable for a civil penalty of not more than \$2,500 per violation."

Signature _____ Date _____

Print Name _____

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Rates

- **Credit Report \$25 (with permissible purpose)**
\$25 per report
- **Civil or Criminal Background Check from Public Records**
\$15 per civil report; \$15 per criminal report
- **Debt Recovery, Judgment Recovery & Rent Recovery**
50% Commission Contract (ask for details) plus court costs
- **Investigative Services/Skip Tracing**
\$20 for 15 minutes, \$25 for 20 minutes, \$35 for 30 minutes, \$45 for 40 minutes, \$65 per hour
(available through RCS, Inc.)
- **Pre-Employment Screening**
\$35 per report
- **Property Management**
8% of receipts plus expenses (ask for details)
- **Service of Process**
\$65 per hour plus expenses and 50 cents per mile (ask for details)
\$50 flat rate for two attempt service in Lawrence and Eudora
- **Social Security Verification Only**
\$10
- **Tenant Screening Report**
\$25 per report
\$35 per report (same as above but includes phone calls to previous landlords and present employer)

Credit Bureau of Eudora is a Landlord and Employer Friendly Service. We provide complete, reliable, cost-effective, and convenient Applicant Credit Reports, Tenant and Employment Screening, Tenant and Employment Credit Reporting, Tenant and Employment Reference Verification, Collections, Document Retrieval, Investigative, Skip Tracing, Weekly Reports, and other Special Order Services. We are internationally networked with over 2000 private investigators, process servers, and research specialists.

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Letter of Intent

Name:
Address:

I am a landlord or employer and I intend to use the classified information provided to me by the Credit Bureau of Eudora for the sole purpose of equitable decision-making in the matters of tenant or employee screening.

Sincerely,