

SERVICE AGREEMENT

CERTIFICATIONS AND CONDITIONS OF USE

The Federal Fair Credit Reporting Act (15USC1681 et seq.), California civil code Sections 1785.1-1785.34 of the Consumer Credit Reporting Agencies Act and Public Law 91-508, and Nevada Civil Code Sections 598C, as applicable restrict the purposes for which and under what conditions any person may obtain credit reports or other consumer information from a credit reporting agency (CRA). Srebrow Investment Resources (SIR) is a CRA and has access to all retail bureaus. These laws control the confidentiality of credit information and under what circumstances it may be disclosed. Denial of residence requires that you disclose the source of any adverse information used in the denial. Pursuant to these laws, SIR requires the following certifications from its subscribers. The FCRA provides that any person who knowingly and willfully obtains information on a consumer from a consumer reporting agency under false pretenses shall be fined under title 18 or imprisoned not more than two (2) years or both. By signing this agreement you certify that you have permissible purpose for obtaining consumer reports as defined by Section 604 of the Federal Fair Credit Reporting Act (15USC1681b) as amended by the consumer credit reporting reform act of 1996 hereinafter called "FCRA".

YOU MUST PLACE YOUR INITIALS IN THE SPACE PROVIDED.

The undersigned certifies	Initials
➤ That he/she/it is the owner/agent of an owner of rental property.....	_____
➤ That each request for reports will be based upon a legitimate business need in connection with a business transaction initiated by the consumer	_____
➤ That the information will be used for no other purpose	_____
➤ That written authorization will be obtained from the applicant before initiating any credit investigation. I will maintain all written authorizations for 3 years.....	_____
➤ That no reports will be ordered, or permitted to be ordered, on the subscriber, staff, employees, acquaintances or contractors.	_____
➤ That the subscriber will not disclose the content of any report ordered from SIR to any third party.	_____

By signing below, you additionally certify that you will request consumer reports pursuant to procedures prescribed by SIR from time to time only for the permissible purpose certified above, and will use the reports obtained for no other purpose. You may use reports only once. You must hold each report in strictest confidence. You may NOT disclose the content of reports to third parties. You may NOT disclose to the consumer or any third party credit scores obtained under this agreement. The undersigned subscriber agrees to allow SIR or its authorized agents to inspect any records, documentation or physical premises to determine compliance with these laws. **SIR strongly advises that its subscribers become familiar with these laws, their requirements and restrictions.**

CHARGES

For each Tenant Screening Service requested, the charge will be the sum as stated below. Subscriber agrees to pay SIR within 30 days of billing. A service charge of 1.5% or a late fee of \$5.00 (whichever is greater) will apply on invoices over 30 days past due. Accounts past due are also subject to credit hold. Conditions and pricing contained in this agreement are subject to change upon 30 day written notice from SIR. Use of SIR services by the undersigned subscriber indicates an understanding of and compliance with the above. SIR reserves the right to refuse any application.

NEGATION OF LIABILITY

SIR and persons requesting this service agree to exercise their best efforts in furnishing to each other accurate and reliable information. SIR will provide information obtained according to public records, past landlords, and employers. SIR assumes no liability for such information other than the obligation of reporting correctly the information reported to it.

INDEMNIFICATION

Subscriber agrees to indemnify and hold SIR harmless for failure to obtain written authorization before initiation of a credit investigation and to further indemnify and hold SIR harmless of all claims arising out of the improper use, disclosure or storage of credit information. In any action brought to enforce the terms of this agreement, or resulting from a breach by the subscriber, the undersigned agrees to pay all reasonable fees incurred by SIR, including attorneys fees.

With just cause, such as delinquency or violation of the terms of this agreement or a legal requirement, or a material change in existing legal requirements, which adversely affects this agreement, SIR may, upon its election, discontinue serving the subscriber and cancel this agreement immediately and without notice.

FEE: \$ _____

Service Requested by:

Srebrow Investment Resources

(Print Name)

(Sign Name)

(Date)

(Mailing Address)

(City, State and Zip Code)

(Daytime Phone)

(Fax Number)

(E-mail)

TENANT SCREENING SERVICE

A DIVISION OF

**SREBROW
INVESTMENT
RESOURCES**

