

Brown Property Rentals, LLC
Consumer Report/Background Check Authorization

Background Verification Disclosure: As part of the application process, Brown Property Rentals, LLC, may obtain a consumer Report and/or an Investigative Consumer Report. The Fair Credit Reporting Act, as amended by the Consumer Reporting Reform Act of 1996, requires that we advise you that, for purposes of application only, a Consumer Report may be made which may include information about your character, general reputation, personal characteristics, or mode of living. Upon written request, additional information as to the nature and scope of the report, if one is made, will be provided, in the event the Report contains information regarding your character, general reputation, personal characteristics, or mode of living.

Authorization and Release During the application process and at any time during any subsequent application, I authorize, **Brown Property Rentals, LLC**, to procure a Consumer Report which I understand may include information regarding my character general reputation, personal information from courts records repositories, departments of motor vehicles, past or present employers and education institutions, governmental occupational licensing or registration entities, business or personal references, and any other source required to verify information that I have voluntarily supplied. I understand that I may request a complete and accurate disclosure of the nature and scope of the background verification; to the extent such investigation includes information bearing on my character, general reputation, personal characteristics or mode of living.

I HEREBY AUTHORIZE LANDLORD/AGENT TO VERIFY THE VALIDITY OF ALL THE ABOVE INFORMATION, AND TO INQUIRE NOW OR PERIODICALLY WITH MY EMPLOYERS, FINANCIAL INSTITUTIONS, AND ANY OF THE CREDIT REPORTING BUREAUS AVAILABLE TO HIM. I AGREE TO SUPPLY ANY ADDITIONAL INFORMATION NEEDED BY OWNER/AGENT TO PROCESS THIS APPLICATION AND I ACKNOWLEDGE THAT MY DEPOSIT WILL BE FORFEIT IF I DO NOT COMPLY WITH ANY SUCH REQUEST.

I have completed a Rental application for the express purpose of enabling the Owners, Brown Property Rentals, LLC, to check my credit and references now and in the future including consumer reports and background checks.

Please print or type so all words and numbers can be read when this form is faxed.

Applicant #1	Date _____
_____ Signature	_____ Current Address
_____ Print Name	_____ City, State, Zip Code
Social Security # _____	Date of Birth _____

Applicant #2	Date _____
_____ Signature	_____ Current Address
_____ Print Name	_____ City, State, Zip Code
Social Security # _____	Date of Birth _____

Authorization to Release Information
Related to a Residential Lease Applicant

I, _____ (Applicant), have submitted an application to lease a property located at _____, Webb City, MO 64870.

The landlord or landlord's agent who will verify information in the application is:

Brown Property Rentals, LLC
P O Box 443
Diamond, MO 64840-0443
417-438-2519

www.BrownPropertyRentals.com Cheryl@BrownPropertyRentals.com

I give my permission:

1. to my current and former employers to release any information about my employment history and income history to the above-named company or agent;
2. to my current and former landlords to release any information about my rental history to the above-named company or agent;
3. to my current and former mortgage lenders on property that I own or have owned to release any information about my mortgage payment history to the above-mentioned company or agent;
4. to my bank, savings and loan, or credit union to provide a verification of funds that I have on deposit to the above-named company or agent; and
5. to the above-named company or agent to obtain a copy of my consumer report (credit report) from any consumer reporting agency and to obtain criminal background information about me.

Applicant

Date

Applicant

Date