

TENANT SCREENING CENTER, INC.
 (Executive Offices)
 140 WIKIUP DR.
 SANTA ROSA, CA 95403

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3 SERVICE TYPES AVAILABLE TO FIT YOUR NEEDS

	<u>Tenant Score Card</u>	<u>Commercial</u> Reports stored at a Business/Commercial Office	<u>Residential</u> Reports stored at a Home/Residential Office
Account Activation Requirements	Account is activated after <u>required documents</u> are received. <u>NO On-Site Visit Required</u>	Account is activated after <u>required documents</u> are received and the On-Site Visit is performed. <u>ONE TIME On-Site Visit Required</u>	Account is activated after <u>required documents</u> are received and the On-Site Visit is performed. <u>ANNUAL On-Site Visit Required</u>
On-Site Visit Fee	No	Yes \$54 One Time On-Site Visit Fee	Yes \$54 Annual On-Site Visit Fee
Discount Pricing Available (See Price List)	No	Yes \$20 Annual Discount Pricing Fee	Yes \$20 Annual Discount Pricing Fee
Payment Records & Credit Score	Pass/Fail Report Limited Credit Information Provided	Yes Full Credit Report FICO SCORE	Yes Full Credit Report FICO SCORE
Bankruptcy Records	Limited Information	Yes	Yes
Collection/Delinquency Records	Limited Information	Yes	Yes
Eviction/Landlord Court Records	No	Yes	Yes
Judgments/Liens Records	No	Yes	Yes
Social Security Number Verification	No	Yes	Yes
Applicant Fraud Detection	No	Yes	Yes
Criminal Records	No	Yes	Yes
Business Reports	No	Yes	Yes

The Commercial / Residential Accounts (under the Credit Bureau's requirement) must have an On-Site Visit performed to verify the account holders identity and ability to securely manage highly confidential credit information.

On-Site Visits are completed approximately 24 to 48 hours after scheduled by TSC.