

Apartment Tenant Screening of America, Inc.

Dear Landlord:

Thank you for your interest in Apartment Tenant Screening of America Inc (ATS). May we take this time to fill you in on our services and explain how Application Processing works...

Services We Provide

Application Processing	Report Bad Renters to Credit Bureaus
Employment Verification	Landlord History
Landlord Advertising	Provide Consultation To Landlord
Credit Reports	Review Report w/Applicant
Criminal Reports	Provide ATS Rental Application

We follow the Fair Housing-Federal Government-Fair Credit Act for everyone. Each applicant has to fill out an application and sign it for us to run a background check on him or her. We run the Credit Report first for Name Identification, Social Security Number & Date of Birth...

1. We will take your skips-bad renters-civil judgments-and put them in our database.
2. We will then report these files to the Credit Bureaus.
3. We provide the application form to the Landlord for the Applicant to fill out for rental.
4. We also provide the Denial form if applicant does not qualify for rental.
5. We provide our web site for the Landlord to Advertise Buying/Selling Property.
6. You must see two forms of ID. **ALWAYS REMEMBER ID FRAUD IS RAMPANT.**

Our 29 years of experience in Property Management & Application Processing and the oldest company in town, we will get the job done. We accept credit cards for payment and/or we accept checks from the Landlord but not the applicant. We realize the Landlord gets paid up front for the application so we realize that paying for the processing up front is not a problem unless there are multi-properties and then you need to call in so we can set you up for Billing out at the end of the month.

We will always leave a message on your phone at home of the results of the application or we will fax, mail or e-mail the report to you. The choice is on the Sign Up Sheet available on the website or in our packet if you request it by mail. Just give us a call so we can help get you on your way to a rental.

We are always willing to review the results with the applicant once the Landlord has contacted them with their decision on the rental. Everyone has a right to know what's on his or her credit report. They paid for the privilege. If the applicant is denied, it's the law that the Landlord has to send out a denial letter within 30 days. ATS provides this form.

Remember, the Landlord has the final decision to deny or accept the rental. It's our job to get the information to the Landlord so a decision can be made. Come join us, as it is an educating experience. The world of Credit, Landlord History, Employment History. You will receive a full written report on each applicant. We have a 48-hour turnaround **FOR MOST APPLICATIONS**. Send in your Membership Signup form and come aboard. Let's get the job done.

WE WORK FOR YOU THE LANDLORD AND BELIEVE
"THE LANDLORD NEEDS TO KNOW"

Sincerely,

Sue Bollegar
President