

Applicant Consent Form for Tenant Screening Investigation & Specific Release

I certify and declare under penalty of perjury under relevant state and federal law the information contained in my leasing application is complete, true, and accurate. I acknowledge that falsification or omission of information may result in immediate dismissal or retraction of any lease offer.

In consideration of Lukeman Property Management's review of my application for leasing, I hereby voluntarily consent to and authorize Lukeman Property Management, or its authorized agents bearing this release or copy thereof, to obtain a consumer report for leasing purposes. I agree that this consumer report may include any of the following:

- Employment verification
- Personal identity verifications
- Criminal records
- Civil records
- Motor vehicle records
- Past evictions
- Credit report

I authorize all persons and organizations that may have information relevant to this research to disclose such information to Lukeman Property Management or its authorized agents. I hereby release Lukeman Property Management, its authorized agents, and all persons and organizations providing information from all claims and liabilities of any nature in connection with this research. I hereby further authorize that a photocopy of this authorization may be considered as valid as the original.

I realize that the criteria for rejection of my rental application may include any one of the following: delinquent accounts, negative review by a previous or current employer, monthly income less than three times the monthly rent amount, bad credit, no credit, criminal background (including but not limited to theft, violent crime, any felony offense, trespassing, sexual assault, assault, child abuse, domestic disturbance, distribution of controlled substance). It is my duty as an applicant to disclose any criminal offense that I have been charged with in any state, country, or territory. I understand that any pending charges must be disclosed to management and that pending investigations or charges may be considered criteria for rejection of my rental application.

I understand that I have specific prescribed rights as a consumer under the federal fair credit reporting act (FCRA) and may have additional rights under relevant state law. I hereby certify that I understand my rights as a consumer under the Fair Credit Reporting Act. I also agree to pay the **\$35.00** non-refundable application fee associated with this consumer report I hereby certify that I have received a receipt for this fee.

Signature of Applicant

Date

Printed Name

Date of Birth

Social Security Number

Driver's license number # and State of issue