

Tenant Screening Notification

Insignia Realty Associates is committed to procuring tenants who are ready, willing, and able to meet the financial terms of your lease. However, we also recognize that you, as a landlord, may want reassurance that you are making an informed decision when agreeing to enter into a landlord-tenant relationship with a new tenant. To ease any uncertainty, many landlords utilize third party Tenant Screening Services. These services can provide landlords with critical information – helping landlords make informed decisions.

What are Tenant Screening Services?

Third-party Tenant Screen Service providers can, depending on many variables, produce a wide array of information about potential tenants, including but not limited to credit scores, criminal records, employment history, former residences, etc. The investigation of these matters can involve into work requiring additional licenses beyond a Real Estate Broker or Salesperson license. Further, they may require additional authorizations from the potential tenant that a real estate brokerage cannot acquire. Simply stated, a real estate brokerage cannot ensure the character or suitability of a potential tenant. For this reason, Insignia Realty Associates strongly recommends that you utilize a third-party Tenant Screening Service who may be able to obtain information beyond what a real estate brokerage could or is legally permitted to find.

Who to Use?

If you wish to engage a third-party Tenant Screening Service, Insignia Realty Associates recommends the following company...



<https://rentprep.com/wp-content/uploads/2021/01/RentPrep-Tenant-Screening-Services.png>

1 (888) 877-8501

Insignia Realty Associates is not affiliated with, or an agent of, any of the Tenant Screening Service providers. Insignia Realty Associates does not make any representations of the efficacy, legality, availability or suitability of any of the service providers. If you choose to utilize a third-party Tenant Screening Service, it is your sole responsibility to collect the information requested by the third-party Tenant Screening Service provider.

Impermissible Discrimination

While Tenant Screening Services can provide you, the landlord, with valuable information about a potential tenant, it is critical that you remain aware of the applicable Federal, State and local anti-discrimination laws. Refusing to rent to a potential tenant based upon their inclusion in a

protected class is illegal. Any additional information gained about a potential tenant can increase the risk of impermissible discrimination. Insignia Realty Associates strongly recommends that you retain an attorney to ensure compliance with all applicable anti-discrimination laws. Insignia Realty Associates will not aide or abet impermissible discrimination under any circumstances and it is the sole responsibility of you, the landlord to legally obtain the information required for tenant screening. Further, it is the sole responsibility of you, the landlord, to comply with all applicable anti-discrimination laws when rejection or accepting a potential tenant.

Landlord Name_____

Landlord Signature_____

Screen Tenants: YES_____ **NO**_____

Agent's Name_____

Date_____