

## Private Landlord Program



As you already know, a prospective tenant's criminal record, their eviction history, and their credit capacity are all **critical** factors in making an informed rental decision. But what you might *not* know is that the three major credit bureaus have implemented harsh restrictions on landlords who are seeking to check an applicant's credit history.

One component of these restrictions requires that the landlord pass an *on-site physical inspection*. This involves a 3<sup>rd</sup> party inspector coming into your home once a year, at your expense, to validate that your business need is legitimate. They'll also be checking to make sure that

your location and files are secure, and that your work space is separated from your living space, such as an office with a locked door which separates the office from the rest of the house.

The cost of the annual inspection combined with these difficult requirements has created a major challenge for private landlords who need this information in order to make informed rental decisions. The team at Strategic Information Resources has developed a way to provide comprehensive tenant screening reports without the need for an on-site physical inspection each year.

### PROGRAM OVERVIEW:

When you become a client, one of the first things you'll do is establish the minimum FICO score that you would accept from an applicant. Then, each time you order a private landlord screening report from us, our system will automatically pull the applicant's credit report and score it. While we can't share the credit report or the FICO score with you unless you've passed that annual physical inspection, we *can* provide a credit decision for you based on the standards you've set:

- If the applicant's FICO score is **BELOW** the minimum you've set. Our system will instantly inform you that the applicant is "**Not Qualified**" and we'll stop the process right there. You'd only see a minimal charge.
- However, if the applicant's FICO score is **ABOVE** your minimum threshold, then we'll return a result of "**Qualified**" and we'll proceed with a comprehensive criminal records check, an eviction records search, a nationwide sex offender check and a Patriot Act search.

- ★ **CREDIT REVIEW**
- ★ **CRIMINAL CHECK**
- ★ **EVICTON SEARCH**
- ★ **NATIONWIDE SEX OFFENDER**
- ★ **PATRIOT ACT**

Pricing for the comprehensive check starts at about \$40. In addition, you'll have the option to order additional services that might be relevant, such as verification of current employment, checking rental history with a previous landlord, and even a search for Bankruptcies, Liens, and Judgments.

If our program sounds like a good fit for your rental business, select the *Application Request Form* from the website. Enter the required fields carefully and then hit submit. It's that simple. Our team will generate a user agreement with all the pricing details and an application for you to approve and sign.

SIR has a long history of supporting landlords, and we hope to have the opportunity to support you as well.