

Representation & Consent and Authorization

NOTICE TO APPLICANT OF CREDIT AND CRIMINAL BACKGROUND SCREENING AND AUTHORIZATION TO OBTAIN CREDIT REPORTS.

IMPORTANT- PLEASE READ CAREFULLY: This notice is to inform you that if your application is considered for the rental of a dwelling unit, Ardenbrook, Inc. (the "Company") will be conducting credit and criminal background screening. This screening may include obtaining a consumer credit report/investigative consumer credit report, in whole or in part, for the purpose of evaluating your application to rent a dwelling unit. A consumer credit report contains information obtained from consumer credit reporting agency bearing on your creditworthiness, credit standing, or credit capacity. An investigative consumer credit report may contain information obtained from public records, the internet, interviews with family, friends, associates, neighbors, or anyone else who may have information about you, bearing on your creditworthiness, credit standing, credit capacity, character, general reputation, personal characteristics and mode of living.

I, _____, the undersigned represent as a true correct statement that I do not have a record of felony conviction(s) within the past **5 years**.

The undersigned, hereby authorize, **Ardenbrook, Inc.** as prospective landlord or property manager for the landlord, and or **National Tenant Network**, as screening agency for the landlord, to seek and obtain any information pertinent to the undersigned's credit history, tenancy history, employment history, and/or criminal history, if any, for purposes of obtaining and/or verifying information sought by the landlord/employer pertinent to the undersigned's suitability and acceptability as a tenant/employee of the landlord/employer.

Further, I expressly consent to the release of any and all information requested of any creditors, credit reporting agencies, landlords, employers, and/or criminal agencies subsequently contacted by **Ardenbrook, Inc./National Tenant Network** for purposes of obtaining and/or verifying said information, and hereby hold the landlord, property manager for the landlord, National Tenant Network, and any responding parties harmless of liability for the seeking and providing any such information contained in or pertinent to my tenancy application.

I also acknowledge receipt of the "SUMMARY OF YOUR RIGHTS UNDER FEDERAL AND CALIFORNIA LAW REGARDING CONSUMER CREDIT REPORTS AND INVESTIGATIVE CONSUMER CREDIT REPORTS." The consumer credit reporting agency/ investigative consumer credit reporting agency preparing any report and conducting and investigation is: **NATIONAL TENANT NETWORK**, PO Box 1145 Lafayette, CA 94549, Telephone 1-800-800-5602. Its files are available for review in person, by certified mail or telephonically, with proper identification. A copy of this document shall be the same as the original. I understand that this authorization will remain on file and valid if my application is approved.

By your signature below, you hereby authorize the company to obtain a consumer credit report / investigative consumer credit report and acknowledge that you have read and understood this disclosure.

Yes, I would like to receive a free copy of any consumer credit or investigative consumer credit reports within the time allowed by law that are obtained by the Company.

Date of Authorization

Signature of Prospective Tenant

As pursuant to the California law regarding consumer credit reports at Civil Code Sections 1985.1-1785.43, and investigative consumer credit reports at Sections 1786.1-1786.56.

Please Fax completed applications to: 510-657-3532