

Q) How long has your organization provided these tenant screening resources?

A) US Real Estate have been providing tenant background checks, tenant screening services and tenant reports to landlords, realtors, brokers, property managers, apartment complexes and businesses since 1992.

Q) Why do I need to fax a copy of my driver's license and realtor/broker license or proof of property ownership with the application to sign up?

A) Tenant screening requires documented compliance. With changes to the Fair Credit Reporting act and to meet bureau compliance need both a copy of your Realtor's license or proof of ownership and a state issued ID (driver's license) on file with your application. We must verify client information before accounts are established in accordance with credit bureau compliance and provide a valid "permissible purpose" to receive requested information.

Q) Do I need to have the applicant sign the rental agreement for tenant screening?

A) It is against the law to run a credit check on an applicant without their signed consent. Should an applicant ever dispute a report as being run without their permission this supporting documentation will prove their authorization to release their history. Signed Applications need to be filed in a secure location such as a locked filing cabinet for five years from time of release.

Q) How do I request tenant reports afterhours and on weekends?

A) US Real Estate Investors Association provides clients with online access to run tenant reports. You can screen tenants 24/7/365 through their website.

Q) What do I do with the signed original of rental application or credit authorization form after I submitted it online to USREIA for tenant screening?

A) All members must file signed authorization forms for 5 years from the date of submittal.

Q) Now that I am a member and I am pulling tenant reports how do I interpret the information to make the right decision on a tenant?

A) Each situation is unique and whom you decide to select as a tenant is entirely your decision to make. We do include a tutorial in each member packet to help interpret the requested information and we are available to answer any questions you may have on the returned report. In addition we offer Tenant ScoreCard™ which takes into consideration your benchmarks as far as what the minimum requirements are to qualify for your rentals. Once this criteria is established we will then apply a "Pass" or "Fail" rating to each application if requested. Please call 855-244-2400 or email us to learn more about Tenant ScoreCard™.

Q) I want to view specific tenant credit report information but all I am getting is a pass or fail?

A) You can call US Real Estate to review why a score is low or high by calling 855-244-2400. In order to view full report data you must comply with bureau standards of compliance by having an onsite inspection of your office which can be scheduled with an approved inspector. Please call 855-244-2400 for more information.

Q) I like your available tenant screening packages, can I mix or match my own services?

A) Yes, you can! Build your own custom tenant screening package and we will apply a bundle discount. This can be done over the phone and added to your online account the same day. Please give US Real Estate a call at 855-244-2400 to set up your own custom package



Tenant Screening Powered by US Real Estate