

CONSENT AND DISCLOSURE RENTAL/LEASE

- I. I understand that in connection with my application for property rental/lease a consumer report may be requested. It may include, but is not limited to, information concerning criminal records, civil actions, tax liens, bankruptcies, and other items of adverse information. It may also include but is not necessarily limited to, verification of current and previous apartment rentals, reference verification, and credit report. The consumer report/investigative consumer report will be requested from the following Consumer Reporting Agency: **MCSS, Ltd 1495 Ridgeview Drive, Suite 120 Reno, NV 89519.**
- II. I understand that according to the Fair Credit Reporting Act, prior to taking an adverse action based, in whole or in part, on the information contained in the consumer report, a copy of the consumer report as well as a written summary of my rights under the Fair Credit Reporting Act will be provided to me.
- III. The information requested will be used in compliance with the Fair Credit Reporting Act, the Federal Americans with Disabilities Act (ADA) and/or any other applicable federal or state laws. Furthermore; I understand that if I am denied apartment rental because of information contained in whole or in part, in my consumer report I have the right to be notified and given the name and address of the agency or source that provided the information.
- IV. I hereby authorize, without any reservation, any law enforcement agency, school, employer, reference, information service bureau, institution, or insurance company contacted by MCSS, Ltd. or its agents, to furnish the information described in Section I.
- V. I understand that a FAX or photographic copy of this release shall be valid as the original.
- VI. I hereby release the agents and employers and all other persons, agencies, and entities providing information or reports about me from any and all liability arising out of the request for or release of any of the above-mentioned information or reports.
- VII. I have read and understand this Disclosure and Consent form. By my signature below, I consent to the release of a consumer and/or investigative consumer report, as defined above, in conjunction with my application for apartment rental.
- VIII. I understand that my consent will apply throughout my apartment rental, to the extent permitted by law, unless I revoke or cancel my consent by sending a signed letter or statement to the company at any time.

Signed

Date

Printed Name (First, Middle, Last)

Maiden or Other Names Used

Social Security Number

Birth Date

Rental/Lease Property Location

Landlord Requesting Consumer Report