



**SAFE GUARD**  
Background Screening™

# Property Management Solutions





## Why Should Property Owners & Management Companies Screen Applicants?

By establishing, implementing and documenting safe approval practices to screen applicants you can:

1. Reduce tenant turnover and bad debt.
2. Reduce theft, vandalism and criminal activity on your property (Employees & Tenants).
3. Reduce complaints & disturbances.
4. Provide a safer living and working environment .
5. Minimize civil liabilities associated with negligent approval practices.
6. There is no cost to you when including our services into your application fee.



## Why Should Property Owners & Management Companies Screen Applicants?

There have been instances where property owners and management companies have had to bear the burden of liability when anyone (another resident, a child, employee or member of the public) has been injured or a crime has been committed by a resident in the apartment community.

The best defense the management company or property owner has is to show that they used the "Best Available Means" to check the applicant's background prior to approving the prospective resident's application for move-in.



The following are just a sample of services that are available to include in your customized package:

### Tenant Credit Report

Credit reports include:

- Address and employment history,
- Social security fraud
- Financial summary and FICO score
- Public records can include bankruptcies, liens, judgments and collections.

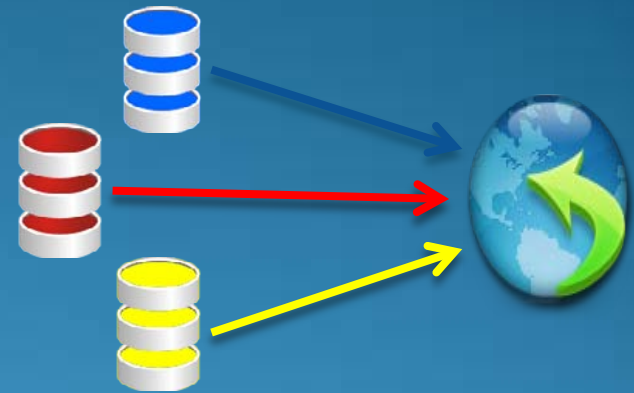
### Social Security Verification and Address Trace

The applicant's name is matched against the social security number provided, eliminating the possibility of false names and/or information throughout the entire process. Applicant's current address is verified and previous addresses are identified.



**SuperSearch** - The largest instant criminal database search available in the market today.

SuperSearch combines three major nationwide criminal databases - **over 900 million records total** –to provide a far more complete and thorough search than a single-database instant criminal search. Explore criminal records contributed by Federal, International, State, and County court systems and jurisdictions nationwide



- ✓ Nationwide registered sex offenders in all 50 states plus District of Columbia, Guam, and Puerto Rico;
- ✓ Numerous national, international security & terrorism sources checked;
- ✓ Fugitive lists covering 50 States, District of Columbia, Guam, & Puerto Rico.
- ✓ Criminal records in all 50 State



## National Eviction Report

This search provides a database search where eviction records are available. Results returned will typically provide plaintiff and defendant information and date of case. Based on the first and last name, date of birth, and Social Security Number, it returns all matching records.

## Landlord Verification

Our specialist are trained verify all information submitted as well as ask pertinent questions to identify any hidden issues.

## Employment Verification for Tenants

Our specialists will contact the applicant's prior or current employers and conduct a phone interview to verify the applicant's previous or current employment: start date, end date, title, salary and eligibility for rehire. Important when determining the accuracy of applicant's application and their experience.\* Signed Release may be required.



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