



AckermangroupLLC

Security & Investigative Consultants
1666 Kennedy Causeway • Suite 506 • Miami, FL 33141
Toll free: 1-844-868-3723
Fax: 305-868-9219
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TENANT DISCLOSURE AND ACKNOWLEDGEMENT

IMPORTANT: Please read carefully before signing acknowledgement disclosure regarding a background investigation requested by _____, your potential or actual landlord.

The landlord may obtain information about you from The Ackerman Group LLC (AG) for vetting purposes. AG will obtain information from consumer reporting agencies, as defined by the Fair Credit Reporting Act (FCRA). Thus, you may be the subject of a consumer report and/or an investigative consumer report, collectively (REPORTS), which may include information about your character, general reputation, personal characteristics, driving record, and/or mode of living and which can involve personal interviews with sources such as your current and past employers, friends, and/or associates. These REPORTS may be obtained at any time after receipt of your authorization and, if you become a tenant, throughout the life of the occupancy. You have the right, upon written request made within reasonable time after receipt of this notice, to request disclosure of the nature and scope of any REPORT. The scope of this notice and authorization is all-encompassing, however, allowing us to obtain from any outside organization all manner of REPORTS now, and if become a tenant, throughout the course of your occupancy to the extent permitted by law. As a result, you should carefully consider whether to exercise your right to request disclosure of the nature and scope of any REPORT.

- New York & Maine applicants only: You have the right to inspect and receive a copy of any investigative consumer report requested by the Employer by contacting AG directly.

ACKNOWLEDGMENT AND AUTHORIZATION

I acknowledge receipt of the DISCLOSURE and certify that I have read the paragraph. I hereby authorize the obtaining of REPORTS at any time after receipt of this authorization and, if I become a tenant, throughout the duration of the occupancy. To this end, I hereby authorize, without reservation, any law enforcement agency, administrator, state or federal agency, institution, school or university (private or public), information service bureau or consumer reporting agency, employer, or insurance company to furnish any and all background information requested by AG and its agents. I agree that a facsimile or email copy of this authorization shall be as valid as the original.

I understand that the investigation may include, but will not necessarily be limited to, the following: verification of social security number and employment eligibility; verification of current and previous residences; verification of employment history; verification of education, including transcripts; character references; credit history and reports; criminal records from any criminal justice agency in any or all federal, state or county jurisdiction; birth records; motor vehicle records, to include traffic citations and registration; and any other public records. I understand that the scope of the investigation may also include my general reputation, personal characteristics and lifestyle, and activity on social media sites.

I hereby release AG, its employees, its authorized agents, and all others involved in this background investigation from any liability in connection with any information they give or gather and any decisions that are made concerning my occupancy based on the information, including but not limited to, consumer reports and all rights under the FCRA, Health Insurance Portability and Accountability and the Right to Financial Privacy Acts, and all similar state laws obtained.

This release shall survive my occupancy.



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- California, Maine, Massachusetts, Minnesota, New Jersey, New York, Oklahoma, and Washington State applicants only: Please initial here ____ if you would like to receive a free copy of a consumer report if one is obtained.
- Maine applicants only: You have the right, upon request, to be informed of whether an investigative consumer report was requested from a consumer reporting agency, and if one was requested, the name and address of the consumer reporting agency furnishing the report. You may request and receive from AG within five business days of our receipt of your request, the name, address and telephone number of the nearest unit designated to handle inquiries for the consumer reporting agency issuing an investigative consumer report concerning you. You also have the right, under Maine law, to request and promptly receive from all such agencies copies of any such reports.
- Massachusetts applicants only: If we request an investigative consumer report from a consumer reporting agency, you have the right, upon written request, to a copy of the report.
- New York applicants only: You have the right, upon request, to be informed of whether or not a consumer report was requested from a consumer reporting agency. If a consumer report is requested, you will be provided with then name and address of the consumer reporting agency furnishing the report. You may inspect and receive a copy of the report by contacting that agency.
- Washington State applicants only: If AG requests an investigative consumer report from a consumer reporting agency you have the right, upon written request made within a reasonable period of time after your receipt of this disclosure, to receive a complete and accurate disclosure of the nature and scope of the investigation requested. You also have the right to request from the consumer reporting agency a written summary of your rights and remedies under the Washington Fair Credit Report Act.
- California applicants only: By signing below, you also acknowledge receipt of the NOTICE REGARDING BACKGROUND INVESTIGATION PURSUANT TO CALIFORNIA LAW.

The landlord will be obtaining a consumer report from The Ackerman Group, 1666 John F. Kennedy Causeway, Suite 506, Miami FL 33141, 844-868-3723. You have the right to request from that agency, upon proper identification, the nature and substance of all information in its files on you, including the source of the information, and the recipients of the report on you, which the agency has previously furnished within the three year period preceding your request. You may view the file maintained on you by the agency during normal business hours. You may also obtain a copy of this file upon submitting proper identification and paying the costs of duplication services. Upon making a written request, you may receive a summary of your report via telephone.

Please initial here _____if you would like to receive a copy of an investigative consumer report or consumer credit report if one is obtained at no charge whenever you have a right to receive such a copy under California law.



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Please complete and sign the Authorization and Release below, authorizing any party, but not limited to, employers, law enforcement agencies, state agencies, institutions, and private information bureaus or repositories, to furnish any and all of the information described. Upon written request, a copy of this Authorization can be provided to you.

I certify that all of the elements of the personal data I provide are true, accurate and complete. I understand and agree that any omission, false statement, misleading statement or answer made by me on my application or any supplements to it and in any interviews will be sufficient grounds for rejection as a tenant or my discharge after occupancy is assumed.

Name of potential tenant _____

Other names used _____

Current address _____

Previous addresses _____

Home telephone number _____ Social Security number _____

Date of birth** _____

Driver's License number _____

Please list all Counties and States lived in _____

Signature of potential tenant _____

**Information regarding age, sex, or race will not be used as part of any occupancy decision, and is being provided solely to assist in completing the background investigation.

**The accuracy of the final report is impacted by the accuracy of the information provided above. It is critical that the information provided be accurate and as detailed as possible.