







# TENANT CHECK

## QUALITY APPLICANT SCREENING

DESCRIPTION OF SERVICES	PRICES
NEW CLIENT ACCOUNT SET UP FEE	\$30.00
MINIMUM SERVICE FEE PER REPORT	\$15.00
<b>DISCOUNT FOR RESULTS PROVIDED BY FAX ONLY</b>	<b>\$2.00</b>
 <b>FIVE CHECK SERVICE</b>	\$42.00*
"Full Service" - Our Most Popular Package. Includes: Credit Report with Beacon Score and Safe Scan, Fraud Search / SSN Trace Eviction Check Employment Verification Landlord / Rental Reference Targeted County or Statewide Criminal Record Searches * (price may vary - see next page)	
 <b>THREE CHECK SERVICE</b>	\$32.00*
Our "Quick Check" Package. Includes: Credit Report with Beacon Score and Safe Scan, Fraud Search / SSN Trace Eviction Check Targeted County or Statewide Criminal Record Searches * (price may vary - see next page)	
<b>CREATE YOUR OWN PACKAGE FROM THE FOLLOWING SERVICES</b>	
 <b>EVICTON CHECK</b>	\$10.00
A Search of Statewide County Court Eviction Files. Report includes confirmation of defendant identity when possible. We also have eviction information for Wisconsin and Fargo, North Dakota.	
 <b>CREDIT CHECK</b>	\$10.00
Equifax/CSC credit bureau report with Beacon Score, Safe Scan and SSN Trace. Includes bankruptcies, collections, judgements, account delinquencies, unpaid child support, bounced checks, etc.	
 <b>LANDLORD / RENTAL REFERENCE</b>	\$10.00
Research of current and previous address history including verification of ownership or authorized agent. Full reference obtained from the most relevant address.	
 <b>EMPLOYMENT VERIFICATION</b>	\$8.00
Verification of employment status, start date, position and salary.	



## QUALITY APPLICANT SCREENING

### DESCRIPTION OF SERVICES

### PRICES

#### CRIMINAL RECORDS CHECKS

**A thorough criminal history search is not as easy as you might imagine.  
Accessibility and Accuracy of criminal records vary widely.  
Some criminal records databases are dangerously incomplete.**

MN Statewide In-Person County Search (The most thorough and complete records)	\$15.00
TX, IA, WI or CO Statewide Search	\$15.00
Other Out Of State In-Person County Searches	\$15.00
Multi-State Criminal Report (Covers a broad area, but not very complete)	\$8.00

Some counties charge an additional court fee. These fees will be added to costs listed above.  
In some cases, fees are charged per name searched.

Minnesota legislation requires landlords to conduct criminal background checks on all employees (managers, caretakers, etc.) who have access to rental units. Call for information.

 MOTOR VEHICLE RECORDS CHECK \$8.00

A Search of MN State Motor Vehicle Records by Full Name and DOB or Driver's License Number. Most other states are also available.

 UNLAWFUL DETAINER FILINGS \$450.00

Service includes the complaint filing, service of summons, affidavit of service and initial hearing handled by an attorney. Price includes the court filing fee and service fee. Additional fees for consulting and/or additional court hearings.

 RESEARCH \$25.00

In-depth public records research, both civil and criminal, that requires more information than is included in a basic computer records search. Priced per hour.

 PROPERTY OWNERSHIP VERIFICATION \$4.00

Information used to authenticate applicant rental/residence history and landlord reference.

 FRAUD SEARCH / SSN TRACE \$10.00

A search of various sources for Social Security Number validity, identification verification as well as confirmation of current and/or previous addresses. Performed to verify that the applicant has represented him/her self truthfully.

 SKIP TRACE \$15.00 - \$25.00

A search of various sources using a previously known address or other personal identifiers to locate a current or more recent address.