

**NOTICE REGARDING CALIFORNIA
INVESTIGATIVE CONSUMER REPORTING AGENCIES ACT (ICRAA)**

Landlord/Agent intends to request an investigative consumer report regarding the Applicant's character, general reputation, personal characteristics, and mode of living. Under Section 1786.22 of the California Civil Code, the files maintained on you by the investigative consumer agency shall be made available to you during business hours and on reasonable notice, provided you furnish proper identification, as follows: (1) You may appear at the investigative consumer reporting agency identified below in person, (2) you may make a written request by certified mail for copies to be sent to a specified addressee, or (3) you may make a written request for a summary of the file to be provided over the telephone. The agency may charge a fee, not to exceed the actual duplication costs, if you request a copy of your file. The agency is required to have personnel available to explain your file to you, and the agency must explain to you any coded information appearing in your file. If you appear in person, a person of your choice may accompany you, provided that this person furnishes proper identification. If you are accompanied by a person of your choosing, the agency may require you to furnish a written statement granting permission to the investigative consumer reporting agency to discuss your file in the other person's presence. The agency that will prepare the report(s) identified in this section is listed below:

<u>Kern Tenant Screening</u>	<u>5330 Office Center Ct. Ste. #52, Bakersfield, CA 93309</u>
<i>Name of Agency</i>	<i>Address of Agency</i>

If you would like a copy of the report(s) that is/are prepared, please select YES to the question within the online application that asks: "Would you like a copy of the Investigative Consumer Report prepared?"

If YES is selected, Landlord/Agent agrees to send the report to the Applicant within three (3) business days of the date the report is provided to Landlord/Agent. Please indicate preferred method of delivery. Landlord/Agent may contract with another entity to send a copy of the report.

Applicant represents that all the statements within the online application are true and correct, authorizes verification of all the online application items, and agrees to furnish additional credit references upon request. Applicant authorizes the Landlord/Agent to obtain reports that may include credit reports, unlawful detainer (eviction) reports, bad check searches, social security number verification, fraud warnings, previous tenant history and employment history. Applicant consents to allow Landlord/Agent to disclose tenancy information to previous or subsequent Landlords/Agents.

Landlord/Agent will require a payment of **\$30.00**, which is to be used to screen each Applicant.

The amount charged is itemized as follows:

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| 1. Actual cost of credit report, unlawful detainer (eviction) search, and/or other screening reports. | <u>\$20.00</u> |
| 2. Cost to obtain, process and verify screening information (may include staff time and other soft costs). | <u>\$10.00</u> |
| 3. Total fee charged (cannot exceed the amount fixed by law). | <u>\$30.00</u> |

The Applicant is applying to rent at the premises located at 2220 Emily Street, San Luis Obispo, CA 93401.

Upon approval of the application, and execution of a rental agreement, the applicant shall pay all sums due, including required security deposit, before occupancy.