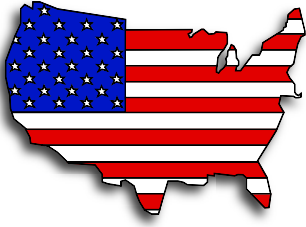




“WELCOME TO
WORKING WITH A
LEADER...”

U.S. REAL ESTATE INVESTORS ASSOCIATION

Member Application Packet



U.S. Real Estate Investors Association LLC.

P.O. Box 450, Springfield, Pa 19064 Ph 866.910.1503 Fax 866.271.2570
Sales@TenantReports.org www.TenantReports.org

Office Hours:
M-F 9 a.m. – 6 p.m. EST

Thank you for your interest in U.S. Real Estate Investors Association (U.S.R.E.I.A.). U.S.R.E.I.A. is an association that supports realtors and property owners & managers with screening products designed to help mitigate the risk associated with tenant selection.

With a low annual fee of \$10, you will have unlimited access to our wide selection of products and services only available to our members such as:

- US and Canadian Consumer Credit Reports
- Business Credit Reports
- Tax Return Verifications
- Tenant Scorecard
- National, State and County Criminal Checks
- Eviction Checks
- Social Security Number Searches/Verifications
- Motor Vehicle Checks
- People Finder Services
- Global Reports/Terrorist Watch List

Easy to Use

After joining simply have your tenants fill out and sign a completed authorization form and submit the information online at www.TenantReports.org or fax the request to 866-271-2570.

Fast Results

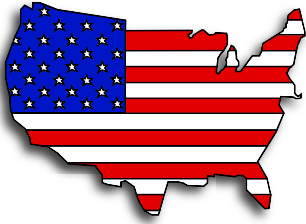
Many of these services can be accessed and fulfilled instantly on our website. Faxed requests have a turnaround time of an hour or less when submitted during our office hours Monday through Friday 9 am to 6pm eastern standard time.

U.S.R.E.I.A. provides our members detailed billing to track which agent ordered reports at no extra charge. And there are no monthly minimums, or yearly volume minimums.

Become a Member Today

With U.S.R.E.I.A. you will have the resources to help protect your and your clients' investment property. To join, simply **fax** the following to **866-271-2570**:

1. The completed membership application form (pages 1 and 2)
2. Drivers License and or State issued Identification Card
3. Proof of ownership:
 - A. For **Landlord** - Tax assessment record, Deed, Settlement Sheet
For Business - Business License, Realtors License, Articles of Incorporation



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Pricing Schedule

Credit Reports - Includes a Risk Score from 1, 2 or all 3 national credit bureaus (Trans Union, Equifax, Experian)

(1) Credit Bureau \$20.00 (2) Credit Bureaus \$25.00 (3) Credit Bureaus \$30.00

Canadian Reports \$30.00 (Equifax Only) Business Credit Report \$55.00 (Experian Only)

Criminal Background Checks:

Included in check- Sex Offender /Felonies /Incarcerations - 99% instant hit rate

State Wide - \$6.00 Nationwide - \$15.00 County - \$20.00*

*Some states add surcharges for county searches, up to 48hr Turnaround time

Eviction Reports:

Offenses filed in tenant court and Public Records - 99% instant hit rate

State Wide - \$6.00 Nationwide - \$15.00

Social Security Number Searches \$5.00

Name & SSN# Verified, also all address's associated with the applicant. (Date of birth and Phone verified if available)

Tenant Scorecards \$5.00

We will review application information based on your approval criteria (rent to income/debt, etc) and provide a simple "pass" or "fail" rating - \$5 fee with any screening product purchase

Tax Return Verifications \$25.00

Verify income with W-2 at the IRS level- \$25.00 Transcripts and Full W-2s available for additional cost (Please call us at 866-910-1503 to order)

Motor Vehicle Checks \$20.00

Cannot be completed in Alaska, Hawaii, Pennsylvania, Wyoming and Washington - \$20.00

People Finder Service \$99.00

Locate any person in the United States - \$99.00 (billed only if qualified match is found- nonrefundable \$15 processing fee applied to all search requests that do not net results- up to 72hr turnaround time.)

Global Report \$10.00

Checks Known Terrorist Data Base/ FBI Most Wanted / Patriot Act - \$10.00

Membership Dues \$10.00

Annual association fee charged to initiate the account then billed annually - \$10.00

Reports Mailed via USPS:

\$2 per report (not per envelope)

U.S. Real Estate Investors Association Membership Application

Subscriber Account ID Number (TRORG) _____ (leave blank, USREIA will complete)

PRINCIPAL OR RESPONSIBLE PARTY:

Client / Business

Name: _____

Billing Address: _____
Street Address City State Zip

Main Contact Name: _____ Alternate Contact: _____

Social Security # or Tax ID#: _____ Email: _____

Phone: _____ Cell: _____ Fax: _____

!! IMPORTANT- Required for Approval

- Please include a copy of State issued Drivers License and or State Issued Identification Card of the Principal.
- Please include a copy of Official document reflecting ownership of above property or rental property (i.e. Tax Assessment Record or a copy of a business license or realtor's license).

For Billing:

Type of Card (please circle) American Express MasterCard Visa Discover

Name as it appears on Card: _____

Credit Card Number: _____

Expiration Date: ____/____

3 digit security code located on back the card. 4 digit and front for AMEX _____

Signature of card holder: _____

If Credit Card billing address is different than address listed above, please fill out the address section below

Credit Card billing address: _____
Street City State Zip

USREIA will keep your credit card on file for future payments.

I certify that the credit card information provided on this application is true.

My Signature also guarantees all obligations and liabilities of the above named to U.S. Real Estate Association.

My Signature also guarantees that I have read, understand, and comply with all of the above credit card authorization.

Signature: _____ Date: _____

Print Name: _____

I _____ have read the above page and agree to all terms. Date ____/____/____

Please review the following terms and sign below certifying that you have read, understand and will comply with the following:

Subscriber agrees to abide by the laws governing the use of consumer credit information, especially the Fair Credit Reporting Act (FCRA).

Subscriber agrees to follow the procedures mandated by the FCRA for denial of credit report.

Subscriber **MUST** present to USREIA the applicant's written permission authorizing subscriber to obtain a credit report.

Subscriber understands the FCRA provides severe penalties for fraudulently obtaining a credit report.

Subscriber agrees that the information provided under this agreement is to be held in strict confidence and will not be disclosed to anyone, including the subject of the report, except as required by law.

Term. This Agreement shall continue in force without fixed date of termination, but either USREIA or Subscriber may terminate the Agreement upon thirty- (30) day's prior notice to the other.

Mutual Indemnification. Subscriber shall indemnify, defend and hold U.S.R.E.I.A. and the respective credit-reporting agency harmless from and against any and all costs and liabilities, which may be asserted against U.S.R.E.I.A. or the credit reporting agency based upon the improper use by Subscriber of credit information furnished to Subscriber by the respective credit-reporting agency.

Contract in Entirety; Law. This agreement sets forth the entire understanding and agreement between U.S.R.E.I.A. and Subscriber and supersedes and prior or contemporaneous oral or written agreements or representations: it may be modified only by a written amendment duly executed by both parties. This Agreement shall be interpreted in accordance with the laws of the State of Pennsylvania.

Subscriber use Limitations. Subscriber hereby certifies and agrees that it will request and use credit information received solely in connection with transactions involving the consumer as to whom credit information is sought and will not request or use such information for purposes prohibited by law. All such information shall be legitimate business purposes for which the information requested and will not sell or otherwise distribute to third parties any information received hereunder, except as otherwise required by law

Subscriber understands that U.S.R.E.I.A. can deny and terminate any application and membership at its discretion.

U.S. Real Estate Investors Assoc LLC will charge the clients listed credit card for membership fee of \$10 to activate membership.

U.S.R.E.I.A. will automatically bill the amount of \$10 for each year after to continuing uninterrupted access to the service. This fee will not be billed on date of inception, and will be billed on either our January or June schedule, whichever is in favor of the client. This will continue on that schedule thereafter. Please call to see which date your account falls into at the time of activation.

To terminate the service and reoccurring annual fee of \$10, U.S.R.E.I.A. must be contacted in writing by 30 (days) before inception date.

All clients monthly invoiced, are to remit payment by the 15th day of each month, to avoid a \$20 late fee.

I certify that I have read the enclosed U.S.R.E.I.A. Terms and Policy Agreement

I certify that the information provided on this application is true. I understand by the signature below, that you have my permission to obtain a personal credit report and other screening methods, on myself, in connection with approval of this application.

My Signature also guarantees all obligations and liabilities of the above named to U.S. Real Estate Investors Association LLC.

My Signature also guarantees that I have read, understand, and comply with all of the above membership application.

Signature: _____ Date: _____

Print Name: _____ I, _____ have read the

above page and agree to all terms. Date _____/_____/_____

U.S. Real Estate Investors Association Report Request Authorization Form

U.S. Real Estate Association LLC www.TenantReports.org Ph: 866-910-1503

PRINT CLEARLY - All fields are **REQUIRED**

Applicant Name: _____ SSN#: _____ - _____ - _____ DOB: ____/____/____

Address: _____ APT # _____

City: _____ State: _____ Zip: _____

Former Address (if **NOT** at present address for 2 years):

Address: _____ APT # _____

City: _____ State: _____ Zip: _____

Drivers License # (if Requesting Motor Vehicle Report): _____

I authorize the named below to obtain a credit report, criminal report, and or eviction check, on me, through **US Real Estate Investors Association LLC** for tenant screening purposes.

Applicant Signature: _____ Date: ____/____/20____

Below To be Completed by US Real Estate Association Member ONLY

U.S.R.E.I.A. Membership#: _____ Requested by: _____

Contact Phone Number for Questions on Application: (_____) - _____ - _____

Respond by Fax to (_____) _____ - _____

Please Circle the Appropriate Requested Report(s)

Credit Report from: 1.) Trans Union 2.) Experian 3.) Equifax 4.) Canadian Credit Report

Criminal Check: 5.) Nation Wide 6.) State Wide 7.) County Criminal Check _____ (Specify County)

Eviction Check: 8.) Nation Wide 9.) State Wide

Other Checks: 10.) Social Security Number /Former Address Verification

11.) Motor-Vehicle Report 12.) Global Report 13.) People Finder Service

Pre Employment Credit Report: Equifax Trans Union Experian

Business Credit Report: Experian (must supply EIN # _____)

Upon Completion Fax this request to: 866-271-2570