

DISCLOSURE REGARDING CONSUMER REPORTS

Midlands Village
435 32 Road # 500
Clifton, CO 81520
970-434-8193

Midlands Village Will Obtain a Background Check

You acknowledge and understand that in connection with your application for residency with Midlands Village or when deciding whether to modify or continue your ongoing residency, if accepted, we may obtain a “consumer report” and/or an “investigative consumer report” on you from Boom Pay, Inc., a consumer reporting agency, or from any third party, in strict compliance with both state and federal law.

Consumer Report Defined

A consumer report is any communication of information by a consumer reporting agency bearing on your credit worthiness, credit standing, credit capacity, character, general reputation, personal characteristics, or mode of living which is used or expected to be used for purposes of serving as a factor in establishing your current and/or continuing eligibility for residency purposes.

Investigative Consumer Report Defined

An investigative consumer report is obtained through personal interviews with individuals who may have knowledge of your character, general reputation, personal characteristics, or mode of living.

Reports May Contain

The consumer reports or investigative consumer reports may contain public record information which may be requested or made on you including, but not limited to: consumer credit, criminal records, civil cases in which you have been involved, driving history records, current motor vehicle insurance coverage, education records, previous employment history, workers compensation claims history, social security traces, military records, professional licensure records, eviction records, drug testing, government records, and others.

You further understand that these reports may include experience information along with reasons for termination of past residential leases. You also acknowledge and understand that information from various federal, state, local and other agencies which contain information about your past activities will be requested.

Your Rights as a Consumer

You are hereby notified that you have the right to make a timely request for a copy of the scope and nature of the above investigative background report and/or a complete copy of your consumer report contained in Boom Pay, Inc. files on you at the time of your request by providing proper identification.

You are further notified that, prior to being denied residency based in whole or in part on information obtained in the consumer report, you will be provided a copy of the report, the name, address and telephone number of the consumer reporting agency and a description in writing of your rights under the Fair Credit Reporting Act. Correspondence to Boom Pay Inc. should be forwarded to:

Boom Pay Inc. | Lacaca Street # 1036 | Austin, TX 78701 | 415-940-7235

AUTHORIZATION TO OBTAIN CONSUMER REPORT

The following is information required in order for Midlands Village to obtain a complete consumer report:

Full Legal Name :

(First Name, Full Middle Name, Last Name)

Street Address: _____

City: _____ State: _____ Zip: _____

Email Address: _____ Gender*: M / F (circle one)

Social Security Number: _____ Date of Birth*: _____

Driver's License Number: _____ Issuing State: _____ Expiration Date: _____

Other or Former Names: (AKA, Maiden Names, Married Names, Surnames, Etc.) _____

Your signature below indicates the following:

- 1) You authorize, without reservation, Boom Pay, Inc. or any third party to obtain and/or furnish to Midlands Village any records or information referenced in the provided disclosure statement for residency related purposes;
- 2) You authorize ongoing procurement of any records or information, reports and records at any time during your lease to the extent allowed by law;
- 3) You authorize the use of a fax or photocopy of this authorization as having the same authority as the original;
- 4) You authorize and request, without reservation, any present or former employer, landlord, school, police department, financial institution, division of motor vehicles, consumer reporting agency, or other entity, person or agency having knowledge about you to furnish Midlands Village and/or Boom with any and all background information in their possession regarding you for these stated purposes;
- 5) You understand and agree that in connection with your lease your consumer report information, whether investigative or otherwise, may be shared with and/or reviewed by all applicable parties involved in the leasing process;
- 6) You have read and fully understand the foregoing disclosure and this authorization.
- 7) You certify that all the information you have provided on this form is true, complete, correct and accurate; and
- 8) You certify you have received, reviewed and understand the "Summary of Your Rights under the Fair Credit Reporting Act (15 U.S.C. §1681 et seq.)" which is published by the Federal Trade Commission to help you know your rights.

Customer Signature: _____ Date: _____

*** This information will be used for background screening purposes only.**

The prospective tenant has the right to provide to the landlord a portable tenant screening report, as defined in section 38-12-902(2.5), Colorado Revised Statutes.

If the prospective tenant provides the landlord with a portable tenant screening report, the landlord is prohibited from: Charging the prospective tenant a rental application fee; or Charging the prospective tenant a fee for the landlord to access or use the portable tenant screening report.

To be a valid tenant screening report, it must be within the last 60 days and contain (1) name, (2) contact information (3) verification of employment and income (4) last known address (5) rental and credit history and (6) criminal history.

RESIDENCY APPLICATION

APPLICANT INFORMATION & PREVIOUS ADDRESS HISTORY						
APPLICANT NAME – Last, First, Middle		DATE OF BIRTH		SOCIAL SECURITY NUMBER		DRIVER'S LICENSE #
CURRENT ADDRESS			CITY		STATE	ZIP
HOME PHONE	CELL PHONE	REASON FOR MOVING?				
LANDLORD/MANAGEMENT/FINANCING COMPANY		PHONE	RENT AMOUNT		HOW LONG?	
PREVIOUS ADDRESS			CITY		STATE	ZIP
LANDLORD/MANAGEMENT/FINANCING COMPANY		PHONE	RENT AMOUNT		HOW LONG?	
MONTHLY INCOME (Employment)						
EMPLOYER NAME		ADDRESS		CITY	STATE	ZIP
EMPLOYER PHONE	CONTACT/SUPERVISOR'S NAME		HOW LONG?	YEARS IN FIELD?	GROSS MONTHLY INCOME	
PREVIOUS EMPLOYER NAME		ADDRESS		CITY	STATE	ZIP
EMPLOYER PHONE	CONTACT/SUPERVISOR'S NAME		HOW LONG?	REASON FOR LEAVING		
OTHER INCOME SOURCES (Housing Assistance, Alimony, Child Support, Education Assistance, Etc.)						
SOURCE		AMOUNT PER MONTH		CONTACT PERSON		CONTACT PHONE
BANK REFERENCE (Indicate Bank and Services Used)						
NAME OF INSTITUTION		ACCOUNT NUMBER	ACCOUNT TYPE	BALANCE	PHONE NUMBER	

EViction HISTORY		
HAVE YOU EVER BEEN EVICTED? (Circle One) If yes, please list all evictions below.		YES / NO
EXPLANATION:		
EXPLANATION:		
EXPLANATION:		
CRIMINAL HISTORY		
EXCLUDING MINOR TRAFFIC OFFENSES, HAVE YOU BEEN CONVICTED OF ANY CRIMINAL ACTIVITY IN THE LAST FIVE (5) YEARS? (Circle One) If yes, please list below all convictions in the last five (5) years.		YES / NO
EXPLANATION:		
EXPLANATION:		
EXPLANATION:		
MOTOR VEHICLE(S)		
LICENSE PLATE #	MAKE / MODEL	YEAR
OTHER OCCUPANTS		
LIST ALL OCCUPANTS OF UNIT OTHER THAN APPLICANT	RELATIONSHIP	AGE

Management will grant equal opportunity to all persons regardless of race, creed, religion, gender, sexual orientation, national origin, familial status, marital status, status with regard to public assistance and/or disability.

