

NOTICE OF ADVERSE ACTION TO RENTAL APPLICATION

TO: _____
Applicant's Name(s)

RE: _____
Prospective Rental Address

A [] Your application to rent the above property is rejected in part or entirely because of information contained in a consumer report. Write or call the indicated credit reporting agency:

CREDIT: [] **Experian Consumer Assistance**, (888) 397-3742
PO Box 2002, Allen, TX 75013-2002
[] **Trans Union Corp. – Consumer Disclosure Center**, (800) 888-4213
PO Box 1000, Chester, PA 19022

EVICTON: [] **Contemporary Information Corporation**, (800) 288-4757
42913 Capital Dr., Unit 101, Lancaster, CA 93535

CRIMINAL HISTORY: [] **Contemporary Information Corporation**, (800) 288-4757
42913 Capital Dr., Unit 101, Lancaster, CA 93535

The consumer reporting agencies listed did not make the decision to take adverse action against you nor did they participate in the decision to take adverse action against you. If you contact the consumer reporting agencies they will be unable to provide you with specific reason(s) why the adverse action was taken.

Within 60 days from the date hereof you may contact the indicated consumer reporting agencies for a free written, telephonic, electronic, or in-person disclosure of their information on you. In order to obtain this free disclosure it may be necessary to submit a copy of this notice to the reporting company along with your ID (Social Security number, Driver License number and birth date) and residence history for the past 5 to 7 years. You may also contact any or all of the listed consumer credit reporting agencies for a disclosure of your information in accordance with the law (a fee may be required). After disclosure, you will have the right to dispute the accuracy or completeness of the disclosed information.

B [] Your application to rent the above property is rejected in part or entirely because of information not contained in a consumer report. You have the right to know the nature of such information if requested by you in writing within 60 days of the date of this notice to you.

C [] Your application has been conditionally approved based on information found in a consumer credit report. Acceptance of your application is conditioned upon either or both of the following:

- ☐ **An increased security deposit in the amount of \$ _____ .00**
- ☐ **The submission and acceptance of a co-signor or guarantor.**

To Manager/Owner/Agent:

- A) If a consumer report was not used for the rejection, check box **B** just above.
- B) Photo copy this completed form for your records. (All records regarding your investigation which lead to rejection should be saved for at least 5 years.)
- C) Serve this Notice on your applicant(s) either personally or via ordinary, first class mail, postage prepaid.

Landlord

Date Served

UNAUTHORIZED USE PROHIBITED

For Members Only
Apartment Association
California Southern Cities
Approved Form #F04 – 2/21

