

NOTE: THESE ARE NOT NECESSARY TO ADD BEFORE USING OUR SERVICES, BUT ARE RECOMMENDED ONGOING AS PART OF YOUR APPLICATION AND LEASE PROCESS. FOR ADDED SECURITY, IN ORDER TO REPORT POSITIVE PAYMENTS TO CREDIT BUREAUS, CONSENT MUST BE PROVIDED BY THE TENANT IN THE FRONTLOBBY PLATFORM EVEN IF THESE CLAUSES ARE USED.

In Your Application For Tenancy:

Purpose – it is best practice to give notice and receive consent. If an applicant has a negative rental history, or intends to be delinquent, including the following clauses in your Application will notify and encourage bad actors to not apply. For great Tenants, it is an opportunity to explain that you offer the benefit of helping them to improve their credit rating.

- **Information for Screening Applicants.** The Applicant hereby consents to the Landlord or their agent obtaining and viewing credit, financial and related personal or business information, and tenant history about the Applicant (including credit reports, credit scores and tenant records), from past and present landlords and from the reporting agencies known as Equifax, TransUnion, Experian, and Landlord Credit Bureau, from time to time for the purposes of assessing the Applicant's current and ongoing eligibility for tenancy. The consents provided are effective as of the date of this Application and will be valid for as long as required to fulfill the purposes described herein.
- **Disclosure to Credit Bureaus.** If the Applicant is granted tenancy with the Landlord, the Applicant hereby consents to the Landlord or their agent disclosing personally identifying information about the Applicant and information about their tenancy, including but not limited to the amount and timing of rent payments, good behavior, problematic behavior, any debt outstanding, and reviews of the Landlord's experience regarding the Applicant, to Equifax, TransUnion, Experian, Landlord Credit Bureau and other reporting agencies, which may then be used in a tenant record, credit report and credit score for the Applicant and shared with other landlords and credit grantors.

In Your Lease Terms:

- **Disclosure to Credit Bureaus.** The Tenant hereby consents to the Landlord or their agent disclosing personally identifying information about the Tenant and information about their tenancy, including but not limited to the amount and timing of rent payments, good behavior, problematic behavior, any debt outstanding, and reviews of the Landlord's experience regarding the Tenant, to Equifax, TransUnion, Experian, Landlord Credit Bureau and other reporting agencies, which may then be used in a tenant record, credit report and credit score for the Tenant and shared with other landlords and credit grantors.