



AmericanLandlord.com

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Tenant Screening

Know your applicant

Instant Reports 24/7



Comprehensive credit, criminal, and eviction screening for home-based landlords, real estate agents, and property managers. Data sets include:

- Department of Corrections
- Drug Enforcement Administration
- FBI Most Wanted
- National Sex Offender Registry
- US Bureau of Alcohol, Tobacco & Firearms
- US Customs and Border Control
- US Marshals
- US Office of Foreign Assets Control
- US Secret Service
- FICO Credit Scoring
- Future Delinquency Risk Assessment
- Returned Check Collections
- Unpaid Utility Collections
- Apartment/Landlord Collections
- Chapter 7 & 13 Bankruptcy Filings
- Monetary Judgments (Evictions)
- Forcible Detainer Lawsuit Filings
- Foreclosures & Repossessions
- Auto Loan History
- Credit Card History
- Mortgage & Home Equity History
- Student Loan History
- Federal & State Tax Liens



NOTICE TO QUIT

TERMINATION OF TENANCY FOR NON-PAYMENT OF RENT

To: _____
Tenant

Address of Rental Unit

City/State/Zip Code

You are notified that you owe rent in the amount of \$_____. (This amount does not include any late fees that you may also owe. You may not be evicted for non-payment of late fees.)

If you do not pay this rent by the date stated below (which must be at least SEVEN DAYS after the date and time you receive this notice), your tenancy is terminated and you must move.

Date and time by which rent must be paid: Date: _____ Time: _____ a.m. p.m.

If you pay your rent in full before this date and time, you do not have to move.

If you do not pay your rent or move by this date and time, a lawsuit may be filed to evict you.

Date: _____ Signature: _____
Print Name: _____
Print Title: _____
(owner/property manager)

*

LANDLORD'S RECORD OF SERVICE

Instructions: Serve a copy of this notice on the tenant. Immediately fill out the following to describe how service was accomplished. Complete all that apply. Keep original for use in filing a lawsuit.

On _____ at _____ a.m./p.m.,

- Tenant acknowledged receipt of this notice. _____
Tenant Signature
- I personally served this notice on the following person: _____
- I attempted to make personal service on the tenants named above. I knocked on the door of the premises, and no one answered. I believed tenants were absent, so I securely affixed this Notice to the entry door of the above premises.
- Tenants were served by registered or certified mail. (The return receipt will be retained for use in court.)

Date Signature Print Name

ATTACH TO COMPLAINT IF SUIT IS FILED