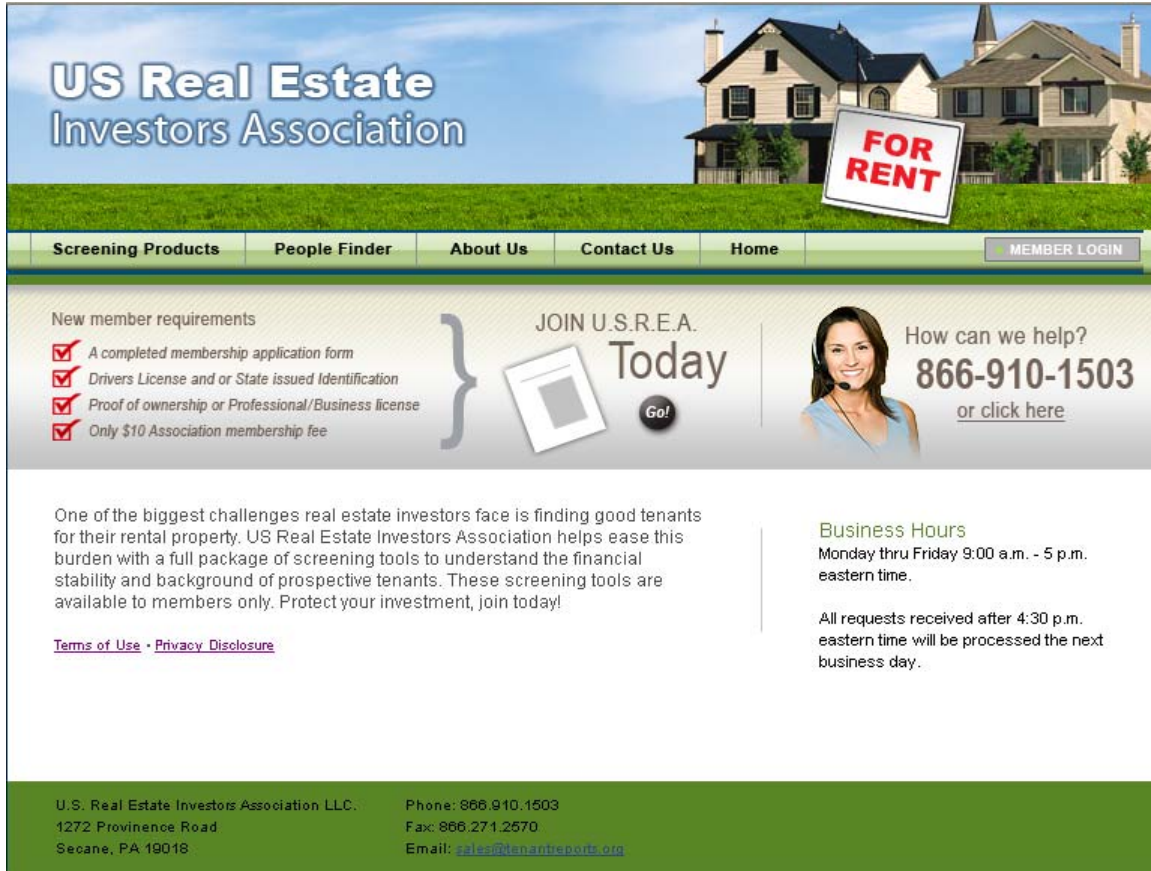


Order New Report

1. Go to www.TenantReports.org Select the **Member Login** button to open the login screen.



US Real Estate Investors Association

FOR RENT

Screening Products | People Finder | About Us | Contact Us | Home | **MEMBER LOGIN**

New member requirements

- ✓ A completed membership application form
- ✓ Drivers License and or State issued Identification
- ✓ Proof of ownership or Professional/Business license
- ✓ Only \$10 Association membership fee

JOIN U.S.R.E.A. Today **Go!**

How can we help?
866-910-1503
[or click here](#)

One of the biggest challenges real estate investors face is finding good tenants for their rental property. US Real Estate Investors Association helps ease this burden with a full package of screening tools to understand the financial stability and background of prospective tenants. These screening tools are available to members only. Protect your investment, join today!

[Terms of Use](#) - [Privacy Disclosure](#)

Business Hours
Monday thru Friday 9:00 a.m. - 5 p.m. eastern time.

All requests received after 4:30 p.m. eastern time will be processed the next business day.

U.S. Real Estate Investors Association LLC. Phone: 866.910.1503
1272 Provincence Road Fax: 866.271.2570
Secane, PA 19018 Email: sales@tenantreports.org

US Real Estate Home Page – www.TenantReports.org

Select **Order – Report** to open the *Order Products and Services Page*



The screenshot shows a web application interface. At the top is a navigation menu with buttons for Home, Order, Find, Workspace, Admin, Help, and Log off. The 'Order' button is highlighted, and a sub-menu is open showing 'Report' as the selected option, indicated by a black arrow pointing to it from the left. Below the navigation is a banner for the 'US Real Estate Investors Association' featuring a map of the United States with a magnifying glass icon. The banner includes contact information: Phone: 866.910.1503 and Fax: 866.271.2570. Below the banner is a horizontal bar with the text 'Tenant Screening • Background Checks • Business Reports'. In the center of the page is a 'REPORT STATUS' box with a blue header and a yellow background, containing a table with two rows: 'Reports with Messages' and 'Pending Reports', both with a value of '0'. Below this is a 'NEWS AND ANNOUNCEMENTS' box with a blue header and a yellow background, containing the text 'WELCOME - and Thank You for your business!' and 'Please call us if you have any questions!'.

REPORT STATUS	
Reports with Messages	0
Pending Reports	0

NEWS AND ANNOUNCEMENTS	
WELCOME - and Thank You for your business!	
Please call us if you have any questions!	

US Real Estate Investors Association Home Page

Order Products and Services Page

1. Select those product and services you wish to include in your order.
 - Note: In this example, a three bureau credit report, a statewide criminal report, a statewide eviction report, and a statewide driving records report.
 - **If you wish to receive a credit Score, Please place a check in the score box.**

Repository

<input checked="" type="checkbox"/> Credit	Experian	TransUnion	Equifax
Credit	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Score	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fraud	<input type="checkbox"/>	<input type="checkbox"/>	

Person Search
 SSN Search

Investigative

- County Criminal Records Search
- InstaCriminal Statewide Search
- InstaCriminal National (MultiState) Search
- State Wide Eviction
- Nation Wide Eviction

Credentials

- Instant Driving Records

Other Services

- Tenant Scorecard

Order Products and Services Page

2. When you are finished, select the **Order Product** button to proceed to the *Data Entry Page*.
 - Note: The *Data Entry Page* will look different depending on which products are selected from the *Order Products and Services Page*.

Data Entry Page – Applicant Section

1. Enter all applicants provided information
 - Note: The last name, first name, social security number, date of birth and current address are required fields.
2. Entering a *Previous Address* is recommended if the applicant has been at the current address for less than two years.

	Proposed Monthly Rent	Stated Monthly Income	Reference							
	\$	\$								
	Last Name	First Name	Middle Name	Gen	Soc Sec	DOB				
Applicant				▼						
	Add Alias									
	Add Alias									
PreSearch										
	Addr Type	Number	Dir	Street Name	Type	Apt No	City	State	Zip Code	
Current	US ▼		▼		▼			▼		
	Addr Type	Number	Dir	Street Name	Type	Apt No	City	State	Zip Code	
Previous	US ▼		▼		▼			▼		
	Addr Type	Number	Dir	Street Name	Type	Apt No	City	State	Zip Code	
2nd Prev	US ▼		▼		▼			▼		

Data Entry Page – Applicant Section

3. Select the appropriate *Address Type* if the applicant’s address is not a standard street address.

Addr Type
US ▼
US
PO Box
Mil
Rural Rte

Data Entry Page – Investigative Section

1. Click the **Select States** button to open the *State Selection Window*.

Investigative

InstaCriminal Statewide Check

State
No States Selected
** State not available in real-time. Additional charges and processing time may apply.

Select States Lookup States

InstaEviction Records Search

State
No States Selected
** State not available in real-time. Additional charges and processing time may apply.

Select States Lookup States

Allow 'wildcard name' search

Data Entry Page – Investigative Section

2. Select states by placing a checkmark next to the appropriate state(s).
3. Select the **Save** button to close the *State Selection Window*.

-- Web Page Dialog

** Select states by placing a checkmark next to appropriate state(s). Notice: There may be a charge for each state you order. Contact your Sales Rep for assistance.

Save Cancel Clear All

Alabama **
 Alaska
 American Samoa **
 Arizona
 Arkansas
 California
 Colorado
 Connecticut
 Delaware **
 District of Columbia
 Federated States of Micronesia **
 Florida
 Georgia
 Guam **
 Hawaii **
 Idaho

** State not available in real-time. Additional charges and processing time may apply.

https://www3.instascreen.net/usrealestate/taz_modalframe.php?scroll=no&target=jurisdictionsSelectionTool.php%31 Internet

State Selection Window

4. Verify correct state(s) were added to the desired product.

Data Entry Page – Credentials Section

1. Select desired state from the **State of Issue** dropdown box.
2. Enter **Driver's License Number**.
3. Click the **Add License** button to add additional states.

Credentials

Instant Driving Record Search

State of Issue

Driver's License Number

** State not available in real-time. Additional charges and processing time may apply.

Data Entry Page – Credentials Section

Data Entry Page – Submit Section

1. Enter additional comments (Optional)
2. Select the **Submit Order** button to process the order.

Requestor

Other Comments

** In order to ensure that you do not request duplicate searches, or duplicate charges, please click the Submit Order button only once.

Data Entry Page – Submit Section

Results Page

1. Wait till the processing product(s) status changes to Complete.
2. The following options are available from the *Results Page*:
 - View Report – View Report(s) on screen
 - Print Report – Print Report(s) to printer
 - Fax Report – Fax Report(s) to fax
 - Print Form(s) – Open one of the following forms to print, email or fax.
 - Tenant Denial – Reasons
 - Tenant Denial – No Reasons
 - Tenant Approval - Conditional
 - Add to Order – Return to the *Order Products and Services Page* to add additional products to the current order.
 - New Order - Proceed to the *Order Products and Services Page* to begin a new applicants order.

Home	Order	Find	Workspace	Admin	Help	Log off
View Report	Print Report	Fax Report				
Results						
File Number	12359	Order Date	Tue, 2007-11-27 09:18:02			
Report To	US REAL ESTATE INVESTORS ASSOCIATION 5000 PO BOX 450 SPRINGFIELD, PA 19064	Report Date	Tue, 2007-11-27 09:19:28			
Assigned To	UNASSIGNED	Ordered By	Steven James			
		Phone	866-910-1503			
		Fax	866-271-2570			
		Email	stevehaf@gmail.com			
Applicant Type	CONSUMER, JONATHON Q TNT SCRN - PA 20	Soc Sec	548-60-3388	DOB		
Product(s)	Credit Search	Status	Complete			
-- Select Disclosure or Form --		Print Form				
Attachments						
Order Entry Notes						
Add to Order		New Order				

View Report

Home	Order	Find	Workspace	Admin	Help	Log off
Results		Print Report		Fax Report		
US Real Estate Investors Association			BACKGROUND SCREENING REPORT PO BOX 450 SPRINGFIELD, PA 19064 (P) 866-910-1503 (F) 866-271-2570			
FILE #	12359	REPORT DATE	11/27/2007			
REPORT TO	US REAL ESTATE INVESTORS ASSOCIATION 5000	DATE ORDERED	11/27/2007	Steven James		
STREET	PO BOX 450	REPOSITORIES	XP/TU/EF*			
CITY/ST/ZIP	SPRINGFIELD, PA 19064	TYPE	TNT SCRNM - PA 20			
APPLICANT INFORMATION						
APPLICANT	CONSUMER, JONATHON Q	SOC SEC	548-60-3388	DOB		
ADDRESS	10655 BIRCH ST	CITY/ST/ZIP	BURBANK, CA 91502			
CREDIT BUREAU REPORT						
SCORES						
700 - EXPERIAN/FAIR, ISAAC (VER. 2)	JONATHON CONSUMER		548-60-3388			
502 - EXPERIAN/NATIONAL RISK V2	JONATHON CONSUMER		548-60-3388			
925 - EXPERIAN/MDS BANKRUPTCY	JONATHON CONSUMER		548-60-3388			
N/A - TRANSUNION/FICO CLASSIC (98)	JONATHON CONSUMER		548-60-3388			
CREDIT SUMMARY						
TOTAL TRADELINES	142	30 DAYS LATE	5			
CURRENTLY SATISFACTORY	134	60 DAYS LATE	2			
CURRENTLY DELINQUENT	2	90 DAYS LATE	2			
PREVIOUSLY DELINQUENT	3	NEWEST TRADE	10/01/07			
COLLECTION/CHR OFFS	1/2	OLDEST TRADE	01/01/68			
PUBLIC RECORDS	3	INQUIRIES LAST 180 DAYS	149			

View Report Example

Print Form

Print Letter	Fax Letter	Email Letter	VendorLink	Omni Data	Close Window
Important disclaimer: The letter available on this page is an example of an FCRA compliant disclosure please review, and modify, as necessary to fit your particular situation and to comply with the laws of your state.					
US REAL ESTATE INVESTORS ASSOCIATION PO BOX 450 SPRINGFIELD, PA 19064			ADVERSE ACTION NOTICE		
CONFIDENTIAL TO BE OPENED BY ADDRESSEE ONLY					
JONATHON Q CONSUMER 10655 BIRCH ST BURBANK, CA 91502					
November 27, 2007					
Dear JONATHON CONSUMER,					

Print Form Example

Add to Order Window

1. Select additional products and click the **Order Products** button
 - Note: Previously order products have been removed as options

Repository

Person Search

SSN Search

Investigative

County Criminal Records Search

InstaCriminal Statewide Search

InstaCriminal National (MultiState) Search

State Wide Eviction

Nation Wide Eviction

Credentials

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Other Services

Tenant Scorecard

Add to Order Example