



RentLaw.com
The National
Landlord Tenant Guides

Basic Level

**Thank you for your interest in
RentLaw.com Tenant Screening by Advantage Tenant**

Simply fill in the short form on the following page with your company and billing information, sign the Personal Guarantee on the last page, and fax it in to us at **877-720-8805**.

Once we have your documents, an account representative will call you to set up your tenant screening ordering account, and you can begin ordering your reports.

If you have any questions, or would like to speak to a tenant screening specialist, please call 800-261-0349.

We look forward to serving you!

The Advantage Tenant Team

Service Application

Basic Level

COMPANY INFORMATION

COMPANY NAME Individual Landlords, simply enter "Your Name" Landlord
(eg. Joe Smith Landlord)

COMPANY ADDRESS If you work from home, enter your home address

CITY STATE ZIP

YOUR FIRST NAME / MI / LAST NAME

YOUR POSITION

YOUR BUSINESS TELEPHONE YOUR BUSINESS FAX If you are entering a home phone or cell phone, be sure to fax something
to match phone with the address above (eg. home or cell phone bill).
This is an FCRA requirement and makes setup faster!

E-MAIL ADDRESS

ADDITIONAL CONTACT PERSON

AUTHORIZED SIGNATURE

BILLING CONTACT INFORMATION

YOUR COMPANY NAME (IF DIFFERENT)

FIRST NAME / MI / LAST NAME

BILLING ADDRESS (IF DIFFERENT)

CITY STATE ZIP

BILLING TELEPHONE BILLING FAX

BILLING E-MAIL ADDRESS

AUTHORIZED SIGNATURE

TYPE OF BUSINESS

SOLE OWNER, PARTNERSHIP, CORPORATION STATE NUMBER OF YEARS ESTABLISHED

INITIAL: _____

PLEASE FAX THIS FORM TO OUR LEGAL COMPLIANCE DEPARTMENT AT 877-720-8805
Advantage Tenant, 15 West Strong Street, Ste-20A, Pensacola Florida 32501 Phone: 800-261-0349



Personal Guarantee

Basic Level

This Personal Guarantee (this "Guarantee") is entered into by _____ ("Principal"), who is a principal, partner or owner of _____ ("End User"). End User has entered into a Service Agreement with ADVANTAGE TENANT whereby ADVANTAGE TENANT agrees to furnish End User with consumer reports in connection with Tenant screen applications to allow End User to determine propriety of dealing with a consumer and extending credit. As a condition to entering into the Service Agreement and providing the services set forth therein, ADVANTAGE TENANT requires Principal to execute and deliver this Personal Guarantee.

In consideration of the foregoing and the Service Agreement and for such other consideration, the sufficiency of which is hereby acknowledged by the undersigned Principal(s), the undersigned Principal(s) hereby unconditionally guarantees due payment, performance and fulfillment to ADVANTAGE TENANT of all liabilities, obligations and undertakings of End User to ADVANTAGE TENANT, whether direct or indirect, absolute or contingent, due or to become due, now existing or hereafter arising or acquired, sole, joint or several, and whether consisting of obligations specifically under the Services Agreement or under any other present or future agreements between the End User and ADVANTAGE TENANT (collectively, the "Obligations").

This instrument shall operate as a continuing and absolute guarantee and shall remain in full force and effect until this Guarantee is terminated in writing by ADVANTAGE TENANT or receipt by ADVANTAGE TENANT of written notice of the revocation of this Guarantee or of the death or incapacity of the Principal. Such notice of revocation shall not affect any obligations of the Principal existing at the time such notice is received by ADVANTAGE TENANT. The Principal further guarantees to ADVANTAGE TENANT the payment of any and all expenses paid or incurred by ADVANTAGE TENANT (including reasonable attorney's fees) in connection with the collection of all sums and Obligations guaranteed hereunder, whether such collection be from the End User or the Principal.

On any default or failure by the End User to pay or perform any of its Obligations, the liability of the Principal hereunder shall be effective immediately and the Principal waives all requirements of notice, demand, presentment or protest and any right which the Principal might otherwise have to require ADVANTAGE TENANT first to proceed against the End User or against any other person or first to realize on any security held by it before proceeding against the Principal for the enforcement of this Guarantee. The Principal shall not assert any right arising from payment or other performance hereunder, whether by set-off or counterclaim, or claim of indemnity, reimbursement, subrogation or otherwise, until the Principal's liability hereunder shall have been discharged in full and all of the Obligations shall have been fulfilled. If for any reason the End User is under no legal obligation to discharge any of the Obligations, or if any amounts included in the Obligations shall have become irrecoverable from the End User by operation of law or for any other reason, or if any security or other guarantee shall be found invalid, the Principal shall nonetheless be and remain bound upon this Guarantee.

This Guarantee, and all rights and remedies of the parties, shall be determined as to their validity, construction, effect and enforcement, and in all other respects of the same or different nature, by the laws of the State of Florida. No provision of this Guarantee may be amended or waived except in writing signed by ADVANTAGE TENANT. This Guarantee is intended to take effect as a sealed instrument, shall inure to the benefit of ADVANTAGE TENANT and its successors and assigns and shall be binding upon the Principal and legal representatives, successors and assigns of the Principal.

THE UNDERSIGNED HEREBY CERTIFIES THAT HE/SHE HAS READ THIS GUARANTEE AND THE SERVICE AGREEMENT AND AGREES TO COMPLY WITH ALL SECTIONS SET FORTH HEREIN.

PRINCIPAL:

PRINCIPAL:

SIGNATURE DATE

SIGNATURE DATE

PRINT YOUR FIRST NAME / MI / LAST NAME

PRINT YOUR FIRST NAME / MI / LAST NAME

PRINT YOUR POSITION / PRINCIPAL STATUS

PRINT YOUR POSITION / PRINCIPAL STATUS

HOME ADDRESS CITY STATE ZIP

HOME ADDRESS CITY STATE ZIP

SOCIAL SECURITY NUMBER

SOCIAL SECURITY NUMBER

PLEASE FAX THIS FORM TO OUR LEGAL COMPLIANCE DEPARTMENT AT 877-720-8805
Advantage Tenant, 15 West Strong Street, Ste-20A, Pensacola Florida 32501 Phone: 800-261-0349



Payment Assistant™ Program



Payment Assistant makes paying your charges hassle free! Payment Assistant links your Advantage user name and password to your chosen payment method, so it's always ready when you are. It's perfect for multiple users of a company account. Each transaction is recorded as a debit on your credit card/bank statement. Your detailed invoice will inform you of the debited amount, date of transaction and related charges.
**May be subject to transaction fees*

First choose which payment method option you want your Payment Assistant™ to charge

Option 1 **Credit Card**

 Advantage Account # Advantage User Name Company Name

 Credit Card Number Billing Address for Card (Street name and Zip Only)

 Exp. Date 00/00 Cardholder Name (printed) Cardholder Signature

Option 2 **Checking** **OR** **Savings Account**

 Advantage Acct # Advantage User Name Company Name

 Name (s) on Account Checking Account Number

 Signature of anyone else whose signature is required to withdraw funds from this checking/savings account must sign above

! If you chose Option 2, you must attach a Copy of a Voided Check or Deposit Slip to this form!

**Copy of voided check (checking account) or deposit slip (savings account) MUST be returned with this form.*

- *A \$25 fee will be assessed on any payments not honored by your BANK for any reason.*
- *If a payment is due on a weekend or holiday, Advantage will initiate a debit entry on the date specified, however, your BANK will not post payment until the next business day*

Second, read and sign the payment agreement

I (we), the undersigned, authorize and request Advantage to do the following actions per the payment method I (we) have chosen. A) Initiate electronic debit entries or use any other commercially accepted practice to charge my (our) account indicated below in the BANK named below and I (we) authorize and request BANK to honor the debit entries initiated by Advantage and debit these charges to that account. B) Charge my Visa/Mastercard/American Express/Discover card, which is indicated above, for my Advantage payment. This authorization relates to all payments required on my (our) Advantage account and the related membership agreement. It also covers changes in amounts and payments due because of additional agreements between me (us) and Advantage that relate to the membership agreement. This authorization will remain in effect until all amounts owed are paid in full, or until I (we) cancel this authorization. To cancel, I (we) must notify Advantage in writing far enough in advance to give Advantage reasonable opportunity to act.

 Cardholder or Bank Account Holder Name (printed) Cardholder or Bank Account Holder Signature Date

Last, simply fax this completed form to us!

Fax it **“Attn: Financial Services” to 800-600-2508** and we will get you set up immediately!
 Questions? Call us at 800-600-2510, option 7. We're standing by!