

72-HOUR WARNING NOTICE TO REPORT UNFAVORABLE INFORMATION TO CREDIT & TENANT REPORTING AGENCY
(Your immediate action is required)

To: _____	Date: _____
Address: _____	Time: _____
City, State, Zip _____	AM or PM _____

ALERT! YOUR IMMEDIATE ACTION IS REQUIRED. UNFAVORABLE RESIDENT RATING TO BE REPORTED:

The unfavorable items marked below are about to be reported to a nationwide tenant reporting agency. The function of the agency receiving this information is to maintain records on residents, including information on your credit history and your performance as a resident. This information will be available to future landlords, managers, lenders, and creditors who request it. However, this notice is sent to you to avoid this action from being necessary if you respond immediately.

THE FOLLOWING UNFAVORABLE ITEMS ARE ABOUT TO BE REPORTED UNLESS YOU TAKE RESPONSIVE STEPS :

<input type="checkbox"/> Unpaid Rent
<input type="checkbox"/> Returned Check
<input type="checkbox"/> Unpaid Utility Bill
<input type="checkbox"/> Unauthorized Occupant
<input type="checkbox"/> Unauthorized Vehicle
<input type="checkbox"/> Rental Upkeep Violation
<input type="checkbox"/> Health or Safety Hazard/Violation
<input type="checkbox"/> Late Rent Payment
<input type="checkbox"/> Unpaid Repair Bill
<input type="checkbox"/> Excessive Noise
<input type="checkbox"/> Unauthorized Pet(s)
<input type="checkbox"/> Excessive Junk Outside
<input type="checkbox"/> Damaged Property
<input type="checkbox"/> Threats to Landlord/Other
<input type="checkbox"/> Other _____

IF YOU SATISFACTORILY RESOLVE THE SITUATION DESCRIBED ABOVE WITH THE OWNER OR MANAGER WITHIN 72 HOURS FROM THE DATE & TIME INDICATED AT THE TOP OF THE PAGE, THIS INFORMATION WILL NOT BE REPORTED TO THE NATIONAL TENANT REPORTING AGENCY AT THIS TIME. ONE WAY THIS MATTER CAN BE SATISFACTORILY RESOLVED IS THAT YOU:

The reputation you establish here will be with you for many years to come. Every landlord or company who reviews your record in the future will be aware of the unfavorable record you are establishing with us. It may eventually be reported to banks, home mortgage companies, insurance companies and other creditors with whom you wish to do business and who request a report. An adverse report can make it very difficult for you in the future to:

- Rent a home or apartment of your choice
- Buy a future house, new automobile or anything requiring good credit
- Get a car loan, credit card, student loan, or home loan for you and your family

You should also note that if you are a co-signer, you are FULLY responsible for performance of the entire lease, regardless of any other co-signer's lack of performance. Remember, a favorable record is a vital key to your future and requires your immediate action.

Signature of Landlord/Manager _____
Signature of Witness (Optional) _____
Date Notice Delivered _____
Notice was hand delivered (to whom) _____
Or was posted where _____
Or sent by certified mail _____

NOTE TO RESIDENT(S) To respond to and/or dispute this report, please call: