

# Final Notice of Accountability

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To: \_\_\_\_\_  
\_\_\_\_\_  
Shell Beach, CA 93449

RE: Agreement dated: \_\_\_\_\_

Dear Resident:

As our resident, it is important you know that we work with one or more nationwide credit reporting agencies. The functions of these agencies are to track and maintain credit records on residents, including information of your credit history and pay performance as a resident. This information is then made available to future landlords, property managers, lenders, creditors, and employers as they request it.

The management of this property is our business. We will treat you in a professional, business-like manner, and we expect to be treated the same in return. It is our policy to hold all of our residents accountable for their actions--whether favorable or unfavorable. Your reputation as a resident and as a creditworthy individual is on the line. The payment reputation you establish here will remain on your records for many years to come.

Every business, company, or person who reviews your record in the future will have access to payment records you establish with us. We do a semi-annual review of your payment record and give you a copy of all satisfactory reviews of your payment records. A good payment record should prove helpful to you. You can use any satisfactory payment reviews we provide to give to future landlords, banks, loan agencies, etc. If, on the other hand, you give us cause to report unfavorable information about you to credit reporting agencies, that will also be available to employers, banks, home mortgage companies, insurance companies, and other creditors with whom you wish to do business and who request a report. An adverse credit and rental history report can make it very difficult for you in the future to:

- Get the job you want
- Rent an apartment of your choice
- Get a car, student, or medical emergency loan
- Buy life insurance or medical insurance for you or your family
- Obtain any gasoline credit cards or department store charge accounts

Remember that a favorable record is a vital key to your future. You can use your time as a rental resident to build a good payment history and build your credit.

Rental Owner/Management Signature: \_\_\_\_\_

Date notice was delivered: \_\_\_\_\_ Delivered by whom: \_\_\_\_\_

Method of delivery (check appropriate):      Hand delivered to resident: \_\_\_\_\_      Sent by certified mail: \_\_\_\_\_

Resident(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Resident(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

PS: In the event there is ever a dispute over the accuracy of information reported by a credit reporting agency, there are certain procedures that you may follow, including the right to be given the name and phone number of the agency reporting any information you dispute. The landlord reserves the right to regularly and routinely furnish information to credit reporting agencies about the performance of rental obligations by residents. Such information may be reported at any time, and may include both favorable and unfavorable information regarding the resident's compliance with the rental, rules, and financial obligations. Please note, however, that a resident will always be given a 72-hour warning notice to correct or remedy a payment or lease violation before any information is reported to a credit reporting agency.

