



LANDLORD CREDIT BUREAU

CLAUSES TO ADD TO YOUR APPLICATION AND LEASE

(NOTE: THESE ARE NOT NECESSARY TO ADD FOR USING LCB, BUT ARE RECOMMENDED)

In Your Application For Tenancy:

Purpose – if an applicant has a negative rental history, or intends to be delinquent, including the following clauses in your application will notify and encourage bad tenants to not apply and save you the headache. Additionally, it is an opportunity to explain to good tenants that you will be helping to improve their credit rating. Lastly, it is beneficial to get consent prior to reporting.

- ***Information for Screening Applicants.*** The Applicant hereby consents to the Landlord obtaining information about the Applicant from Equifax, Trans Union, Experian, Landlord Credit Bureau, and past & present landlords, for the purpose of assessing their eligibility for tenancy.
- ***Disclosure to Credit Bureaus.*** If the Applicant is granted tenancy with the Landlord, the Applicant hereby consents to the Landlord disclosing information about the Applicant and information about their tenancy, including but not limited to the amount and timing of rent payments, good behaviour, problematic behaviour, any debt outstanding, and reviews of the Landlord's experience regarding the Applicant, with Equifax, Landlord Credit Bureau and other reporting agencies, which may then be used in a tenant record, credit report and credit score for the Applicant and shared with other landlords and credit grantors.

In Your Lease Terms:

- ***Disclosure to Credit Bureaus.*** The Tenant hereby consents to the Landlord disclosing information about the Tenant and information about their tenancy, including but not limited to the amount and timing of rent payments, good behaviour, problematic behaviour, any debt outstanding, and reviews of the Landlord's experience regarding the Tenant, with Equifax, Landlord Credit Bureau and other reporting agencies, which may then be used in a tenant record, credit report and credit score for the Tenant and shared with other landlords and credit grantors.