



Tenant Verification Service Inc.

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## What is a Site Inspection?

A site inspection of an End User's office is required to obtain a FULL or COMPLETE consumer credit report from the credit bureaus. **End User=You.**

This was implemented by the Credit Bureaus in January/2007 and ALL Tenant Screening Companies and All Resellers of consumer reports must comply.

**\*TVS offers an alternative and a Site Inspection is not required unless you want a FULL consumer report. Review Option 1 for further details on TVS Summary Report. [Read on.](#)**

A designated inspector who is generally a realtor will conduct the inspection of the office where you conduct the tenant screening from, and it must meet criteria as noted below.

If a home office then the site inspection must be completed annually.

If a commercial office then this is a one time inspection.

The cost of the inspection is \$54 and it takes 3-5 business days to complete.

To pass the inspection you must meet the following criteria.

**For further information [click here.](#)**

### Home office

- The office must have a secure door lock and be separate from living quarters (can not be a bedroom, must be a den or a separate office).
- Password protected computer
- Locking file cabinet where tenant information is stored
- Shredder

### Commercial Office

- Office must have a secure door lock
- Password protected computer
- Locking file cabinet where tenant information is stored
- Shredder

**\$54.00 is the cost, TVS does not profit from this.**

**90% of TVS** members choose **Option 1** (Summary Report).

Please view the sample directly under No Site Inspection on previous page.

**Option 1** (Summary Report) is the best option available to you that any tenant screening company provides without having a site inspection. If this does not work for you then you can order a site inspection to obtain a full credit report. Contact [customerservice@tenantverification.com](mailto:customerservice@tenantverification.com) for further information.

## Why is a Site Inspection required?

Identity Theft is the major culprit here, too many databases were being breached by Identity Thieves posing as Landlords and Employers.

The FTC decided to implement tighter controls and mandated the Credit Bureaus to do something which would prevent identity theft in this manner. Now we have site inspections to ensure that End users are operating a legitimate business and not a false store front, as Identity Thieves do.