



Tshawb Xyuas Neeg Xauj Tsev

Tenant Screening

Lub koomhaum kuaj neeg xauj tsev yog dabtsi?

Coob tug tswv tsev siv cov koomhaum tshawb xyuas neeg xauj tsev los kuaj cov neeg xauj tsev. Cov koomhaum tshawb xyuas neeg xauj tsev muab ntaub ntawv sau txog cov neeg xauj tsev thiab lawv muab muag rau cov tswv tsev. Lawv kuaj tej yam xws li:



- Seb koj puas muaj rooj plaub raug ntiab tawm tsev
- Koj cov chaw nyob 3 xyoos yav tas
- Cov tswv tsev qub hais dabtsi txog koj
- Koj qhov keebkwm tiv nuj nqi saib seb puas muaj cov nuj nqi tsis them
- Seb koj puas muaj keebkwm raug txim

Nco Cia: Yog koj yog tus neeg xauj tsev hauv Minneapolis, cov ntaub ntawv sau txog koj uas tej co tswv tsev siv tau thaum tshawb xyuas neeg xauj tsev hloov xyoo no lawm. Lub zos muaj ntaub ntawv hauv ntawm <https://www.minneapolismn.gov/resident-services/property-housing/renting/renters/rights/#d.en.132379>.

Kuv puas tau kuv qhov nyiaj ua ntawv xauj tsev rov qab?

Feem ntau, cov tswv tsev muaj ib tug nqi ua ntawv xauj tsev. If a landlord charges an application fee, they have to tell you what criteria they use to decide if they want to rent to you or not. Tej yam lawv saib yog xws li keebkwm tiv nqi, lossis keebkwm xauj tsev, lwm yam.

Yog tsis yuav koj daim ntawv xauj tsev, feem ntau, tsis tau koj qhov nyiaj ua ntawv xauj tsev rov qab. Tabsis tus tswv tsev yuav tsum muab koj qhov nyiaj ua ntawv xauj tsev rov qab yog tias:

- Lawv tsis siv nws los yuav ntaub ntawv tshawb xyuas, keebkwm tiv nqi, lossis kuaj cov neeg paub koj
- Muab lub tsev kem rau tus neeg ua ntawv xauj tsev ua ntej koj lawm
- Lawv tsis yuav koj daim ntawv xauj tsev raws li cov txheej txheem lawv tsis tau qhia koj ua ntej koj ua daim ntawv

Kuv qhov tshawb xyuas neeg xauj tsev mus rov qab ntev li cas?

Cov koomhaum tshawb xyuas neeg xauj tsev tsuas qhia tau nuj nqi tsis them thiab raug ntiab tawm tsev mus txog 7 xyoo. Kev nyiaj txiag poob tas qhia mus txog 10 xyoo. Raug txim qhia tau mus tas sim neej, tabsis raug ntes thiab lwm yam tub ceevxwm ntaub ntawv qhia mus txog 7 xyoo.

Raug ntiab tawm tsev (tej zaum hu uas nyob tsis raws kevcai lossis UD) qhia mus txog 7 xyoo ntawm cov koomhaum tshawb xyuas neeg xauj tsev. Rooj plaub ntiab tawm tsev yog keebkwm pejxeem saib tau. Nws tshwm haum koj daim ntawv kuaj neeg xauj tsev. Nws yeej tshwm txawm hais tias koj yeej rooj plaub, hais rooj plaub sib haum, lossis them tagnrho cov nqi tsev koj tiv lawm. Tej zaum koj muaj feem mus nrog tus tswv tsev sib kho kom muab npog tsis qhia luag tej yog tus tswv tsev pom zoo.

Nco Cia: Raug ntiab tawm tsev tshwm tau **hauv tsev hais plaub cov ntaub ntawv sawvdaws pom** ntev tshaj 7 xyoo.

Yog Tsev Hais Plaub muab koj rooj plaub ntiab tawm tsev tshem tawm, cov koomhaum tshawb xyuas neeg xauj tsev qhia tsis tau txog lawm. Thaum muab rooj plaub tshem tawm lawm, Tsev Hais Plaub muab nws lww tawm tsis pub neeg pom lawm.

Phib lub Ib Hlis hnuv tim 1, 2024: lub xeev ib txoj kevcai tshiab hais tais tagnrho cov rooj plaub ntiab tawm tsev yuav muab kaw tsis pub neeg paub 3 xyoo tom qab lub tsev hais plaub hais kom ntiab tawm tsev.

Yog xav paub thov kom lub Tsev Hais Plaub muab tshem tawm, thiab yuav qhia cov koomhaum tshawb xyuas neeg xauj tsev thaum muab rooj plaub tshem tawm lawm, saib peb daim ntawv tseeb [Tshem Tawm Rooj Plaub Rauq Ntiab Tawm Tsev](#).

Kuv ua puas tau dabtsi ntiv txog raug ntiab tawm tsev hauv kuv qhov keebkwm?

Koj sau tau ib co lus piav txog qhov raug ntiab tawm tsev rau hauv daim ntawv sau nyob hauv koj qhov ntaub ntawv tshawb xyuas. Piv txws, koj piav tias koj poob haujlwm es them tsis tau nqi tsev, tabsis koj twb ua haujlwm txij thaum ntawv los lawm. Lossis koj piav tias muaj ib tug ua qhov teebmeem, tabsis tus neeg ntawd tsis nrog koj nyob lawm. **Qhia yam hloov hauv koj lub neej lawm es qhov ua rau koj raug ntiab ntawm tsev yuav tsis muaj lawm.**



The screening agency must put your statement with any new report about you that it sends out. Koj hais tau kom lub koomhaum tshawb xyuas neeg xauj tsev xa koj cov ntaub ntawv mus rau cov tswv tsev uas tau txais ntawv txog koj 6 lub hli yav dhau los.

Ua li cas thiab saib tau daim ntawv tshawb xyuas neeg xauj tsev sau txog kuv?

Tus tswv tsev yuav tsum qhia lub koomhaum tshawb xyuas neeg xauj tsev lub npe, chaw nyob thiab xov tooj thaum koj ua ntawv xauj tsev. Tus tswv tsev muab daim ntawv sau txog koj rau koj saib yog tias lawv xav ua li ntawd. Lub koomhaum txwv tsis tau kom tus tswv tsev tsis txhob pub koj saib.

Yog tus tswv tsev tsis kam luam ib daim rau koj, ces koj mus kom lub koomhaum tshawb xyuas neeg xauj tsev muaj rau koj. Tej zaum koj yuav tau daim ntawv sau txog koj tamsim ntawv

online. Mus xyuas lub koomhaum qhov vas sab sau tom kawg ntawm daim ntawv qhia no. Lossis muab daim ntawv los nrog daim no sau xa mus rau lub koomhaum. Ntxiv ntawd, muab koj daim duab ID (xeev lossis nroog ID lossis daim ntawv tsav tsheb) luam ob sab thiab xa nrog. Muab daim ntawv koj xa mus luam ib daim khaws cia thiab sau hnuv tim koj xa mus. Lub koomhaum yuav tsum xa koj daim ntawv tuaj rau koj 5 hnuv tom qab lawv txais tau koj daim ntawv.

Tus nqi rau daim ntawv sau txog koj yog pestsawg?

Daim ntawv yog dawb yog tias:

- Tsis txais koj nyob ib qho chaw, lossis koj tus nqi tsev lossis nqi cas nyiaj nce 30 hnuv tas los no vim daim ntawv sau txog koj lossis
- Koj tsis muaj haujlwm tabsis tab tom ua ntawv nrhiav haujlwm rau 60 hnuv tom ntej no lossis
- Koj tau kev pab tsoom fwv, xws li SSI, RSDI, MFIP, GA, Nyiaj Muas Noj, lossis
- Koj xav tias daim ntawv sau txog koj muaj tej yam yuam kev vim tsis muaj tseeb

Tsis yog li ntawd, tej zaum yuav tau them tus nqi me me. Qhov no yog nyob ntawm lub koomhaum.

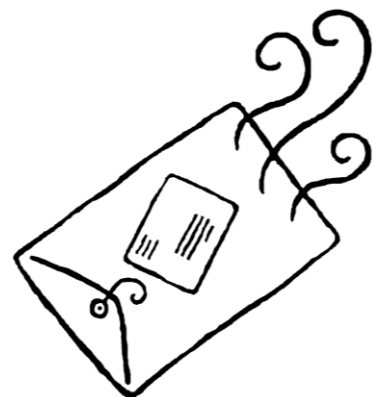
Kuv saib daim ntawv sau txog kuv ua tej kuv ua ntawv xauj tsev puas tau?

Feem ntau, cov koomhaum tshawb xyuas neeg xauj tsev tsis khaws ntaub ntawv txog cov neeg xauj tsev. Yog lub koomhaum tsis tau ua daim ntawv qhia txog koj dua li, ces lawv yuav tsis muaj ib daim los rau koj saib. Tsis txhob nug txog daim ntawv qhia txog koj txog thaum lawv tsis kam txais koj nyob tsev kem vim yog daim ntawv qhia.

Lub koomhaum xa dabtsi rau kuv xwb?

Tom qab lub koomhaum txais tau koj daim ntawv thiab duab ID, lawv muaj 5 hnuv los xa rau koj:

1. Tagnrho cov ntaub ntawv muaj txog koj lub sijhawm thaum koj ua ntawv thov (feem ntau, qhov no yog cov ntawv sau rau hauv daim ntawv tshawb xyuas neeg xauj tsev)
2. Lawv tau cov ntaub ntawv no qhov twg los (npe, xov tooj, thiab chaw nyob ntawm cov neeg qhia cov lus txog koj no)
3. Tagnrho cov tswv tsev npe uas tau txais daim ntawv sau txog koj rov 1 xyoo dhau **thiab**
4. Ib daim ntawv qhia txog koj cov cai.



Yog tias kuv nrhiav tau tej yam yuam kev hauv daim ntawv sau txog kuv ne?

Koj muaj cai los kho tej yam yuam kev.

- Sau ntawv mus qhia lub koomhaum tshawb xyuas neeg xauj tsev tias cov lus sau yuam kev lawm. Koj yim sau piav ntxaws yim zoo xwb. Piv txwv, yog qhov raug ntiab tawm tsev hauv daim ntawv sau tsis yog koj li, qhia lawv koj nyob qhov twg thaum qhov raug ntiab tawm tsev ntawd tshwm sim. Khaws ib daim ntawv rau koj tus kheej.
- Lub koomhaum yuav tsum kuaj txhua yam koj hais tias tsis yog. Lawv hais tsis tau kom koj them rau qhov no. Lawv yuav tsum kho daim ntawv sau txog koj thiab nrho tawm cov lus lawv tsis muaj povthawj tias muaj tseeb tsis pub dhau 30 hnuv tom qab txais tau koj daim ntawv.
- Lub koomhaum tsis kam kuaj tau yog tias koj tsis muab lus ntxaus. Lub koomhaum yuav tsum qhia koj yog tias lawv tsis kam kuaj. Yog ua li ntawd, xa ib daim ntawv qhia ntxiv kom ntxaws tshaj.
- Thaum lub koomhaum tshawb xyuas tag, lawv yuav tsum muab daim ntawv tshiab sau txog koj luam ib daim rau koj lossis qhia koj tias lawv nrhiav tsis pom dabtsi yuam kev.
- Koj hais tau kom lub koomhaum xa daim ntawv sau txog koj tshiab mus rau tagnrho cov tswv tsev uas tau daim ntawv yuam kev 6 lub hli dhau los.
- **Yog koj tsis pom zoo** nrog qhov kev xwj, **koj ntxiv tau daim ntawv “muaj lus cam”** rau daim ntawv sau txog koj. Lub koomhaum cia koj sau txog 100 lo lus. Ntawm cov lus ntxiv, koj sau tias vim li cas koj tsis pom zoo li cov lus hais hauv daim ntawv sau txog koj. Lub koomhaum yuav tsum xa cov lus no mus rau cov tswv tsev tshiab. Yog koj hais, lawv yuav tsum xa mus rau cov tswv tsev uas tau koj daim ntawv 6 lub hli yav dhau los. months.



Kuv yuav ua li cas thaum kuv ua ntawv xauj tsev?

- Qhia qhov tseeb. Yog koj muaj qhov raug ntiab tawm tsev, lossis lwm yam phem nyob hauv koj keebkw, qhia rau tus tswv tsev. **Ua ntej koj them nyiaj ua ntawv xauj tsev, nug seb koj puas muaj feem tau lub tsev kem.**
- Hais koj tus tswv tsev tamsim no hais lus zoo txog koj rau tus tshiab. Yog nws tsis kam hais lus zoo txog koj, hais kom koj tus nais ua haujlwm lossis lwm tus neeg paub koj sau ib daim ntawv hais lus zoo txog koj.

Cov ntawv Qhia Tseeb yog qhia kom paub txoj kevcai xwb TSIS yog muab txwv yim txog txoj kevcai. Mus ntsib ib tug kws lij choj rau tswv yim. Tsis txhob siv daim ntawv qhia tseeb yog tias nws qub tshaj ib xyoos lawm. Nug peb txog cov hloov tshiab, daim ntawv qhia txog cov ntawv qhia tseeb, lossis lwm hom ntawv.

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Koomhaum Tshawb Xyuas Neeg Xauj Tsev

Nco Cia: Daim ntawv no yog cov koomhaum siv heev los tshawb xyuas neeg xauj tsev hauv MN. Muaj coob ntxiv thiab. Zoo dua yog kom koj tus tswv tsev muaj lub koomhaum npe thiab xov tooj rau koj.

First Advantage

PO Box 105108
Atlanta, GA 30348
resident.s@fadv.com

Rental History Reports, Inc

7760 France Ave S, Suite 1173
Minneapolis, MN 55435
www.rentalhistoryreports.com

Rental Research Services, Inc.

7525 Mitchell Rd, Suite 301
Eden Prairie, MN 55344
(952) 935-5700
www.rentalresearch.com

Twin City Tenant Check

910 Ivy Ave East
St. Paul, MN 55106
(651) 224-3002
<https://twincitytenantcheck.com/>

Checkr.com

Attn: Legal Department
1 Montgomery St, Ste. 2400
San Francisco, CA 94104
www.checkr.com

First Check

P.O. Box 334
Wyoming, MN 55092
(612) 834-5112
kris@firstcheck.info

Multihousing Credit Control (MCC)

10125 Crosstown Circle, Suite 100
Eden Prairie, MN 55344
(952) 941-0552
www.mccgrp.com

TSC Screening Reports, Inc.

2900 Monarch Lakes Blvd, Ste 201
Miramar, FL 33027
(866) 389-4042
www.screeningreports.com

Experian Rent Bureau

PO Box 26
Allen, TX 75013
1-(877) 704-4519

TenantReports.com, LLC

370 Reed Rd, Suite 101
Broomali, PA 19008
1-(855) 244-2400
www.tenantreports.com

TransUnion - My Smart Move- Disputes

PO Box 800
Woodlyn, PA 19094
1-(866) 775-0961
www.mysmartmove.com

RealPage Resident Screening

c/o Leasing Desk Screening
Consumer Relations
2201 Lakeside Blvd
Richardson, TX 75082
1-(866) 934-1124

AppFolio, Inc

70 Castillian Dr.
Goleta, CA 93117
1-(866) 349-3630
Consumer.relations@appfolio.com

TenantAlert.com

23801 Calabesas Rd, Ste 1022
Calabesas, CA 91302
1-(866) 272-8400
www.TenantAlert.com

Equifax Corp. Central Source, LLC

PO Box 105283
Atlanta, GA 30348
1-(877) 897-5001
residentscreening@equifax.com

Appriss

Oyster Point Professional Park
11824 Fishing Point Dr, Ste B
Newport News, VA 23606
compliance@knowthefact.com

Request for a tenant screening report

(Thov daim ntawv Tshawb Xyuas neeg xauj tsev)

Full name: _____

(Npe thiab Xeem):

Address: _____

(Chaw Nyob):

Phone: _____

(Xov Tooj):

SS#: _____

(SS Naj Npawb):

Birth date: _____

(Hnub Yug):

Payments (Them nqi):

Please send me a free copy of my tenant screening report, because:

< Thov xa ib daim ntawv dawb qhia txog neeg xauj tsev rau kuv dawb, vim >

I was turned down for an apartment in the last 30 days, based on your report, or

<Lawv tsis txais kuv nyob ib lub tsev kem 30 hnub tas los, vim koj daim ntawv sau txog kuv, lossis>

I get public assistance, or

<Kuv tau kev pab tsoom fwv, lossis>

I'm unemployed but looking for work, or

<Kuv tsis ua haujlwm tabtsi tab tom nrhiav haujlwm, lossis>

I believe there is fraudulent information in my report.

<Kuv ntseeg tias muaj lus sau tsis yog hauv daim ntawv sau txog kuv>

LOSSIS

None of the above. *(Send the fee amount if the agency charges.)*

<Tsis yog ib qho saum toj li> *(Xa tus nqi yog lub koomhaum kom them.)*

I am sending a copy of my photo ID with this form.

(Kuv xa daim duab ID nrog daim ntawv no.)

Date: _____

(Hnub Tim):

Signed: _____

(Xee Npe):