

TENANT-NET

Due Diligence²



Asset Protection Starts Here

Tenant-Net Protects Maine's Best Properties...

TENANT-NET
Due Diligence²

Maine Tenant Screening

Home About Us Forms Criminal Records Help Contact

Residential

Protect your investment and gain peace of mind. Thorough background screening of your residential applicants starts with Tenant-Net.

Commercial

With so much invested in your commercial properties, you cannot afford to make mistakes. Tenant-Net provides the due diligence you need.

Welcome To Tenant-Net

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PADZILLA
Live Large

Maine's Best Apartments

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Tenant-Net Means Peace of Mind!

We almost rented to a person that we thought would be a good fit. Well, thanks to your service we found out that not only did this individual lie to us on the application, but also that she was evicted three times in the last three years! Needless to say we did not rent to her. My wife and I depend on this income and it is vital that we find renters that are going to pay and hopefully stay for a long time.

-Ken Q.
Lisbon Falls



Due Diligence is More Than Our Logo, IT MEANS...

Accessing the Best National Data Banks...

Tenant-Net provides critical data from top national repositories including Trans Union, Lexus, Edgar, and Experian.



Going Weekly to Maine Courts...

7 field staffers go weekly to our Courts, assuring access to new evictions and collections case records; it's how we put 88,000 evictions and thousands of collections cases at your fingertips. No other firm makes this effort.



Securing Each Applicant's Financial History...

Tenant-Net provides vital financial history on each applicant. Our long standing relationship with Trans Union assures you a full credit tradeline report with "FICO" scoring.



Checking Vital Public Sources...

We screen applicants against available public records maintained by the US Bankruptcy Court, the Maine Secretary of State, Maine State Bureau of Identification and the US Marshals Service.





Cross Checking Our Proprietary Records...

Tenant-Net holds over 100,000 unique, individualized records on Maine Tenants, records no other company can access; sent in by our 1500 customer-members, located across Maine.



Rolling Out Innovative Products and Services...

Hushmail, Padzilla.Com, Tenant-Net/Commercial, just three of the innovative new features built into our service. We are "state of the art"



Going the Extra Mile for You!...

Good customer service is not enough. We intend to deliver **fanatical** service each and every day. It's why 120-150 new customer-members have signed up each year, year after year.



...When one of our [200] rental units comes vacant we use the services of Tenant-Net... We find the service fast, convenient, reliable and professional...

*—Kellie S., Manager
R&E Associates
Kennebunk*

Why Should I screen Tenants?



Damage

Problem tenants often damage the property they are renting, particularly upon the filing of an eviction proceeding. They know that the damage can well exceed their deposit, and they will willingly sacrifice the deposit to spite a property owner.

Safety

There are more than 1,600 registered sexual offenders in Maine and 500,000 nationwide. We've identified over 60 sex offender-applicants since 2004. Tenant-Net also runs your potential tenants against the US Marshal's Service list of known and wanted fugitives.

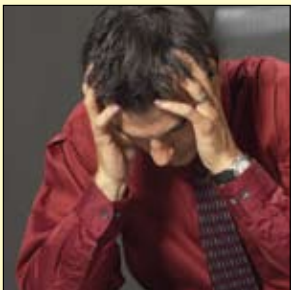
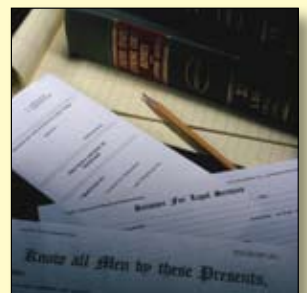


Lost Rent

It usually takes about 2 months to evict a tenant. If tenants are not paying their rent during that time, it can be devastating to the property owner's finances.

Legal Expenses

Evictions cost money: court fees, sheriff fees, legal fees, even lost time from work. These costs will likely exceed \$1,500.00.



Stress

Problem tenants will disrupt your life, and the life of your other tenants. They can damage your property, put you at financial risk. You already have enough on your plate!

We Identify Quality Tenants

Tenant-Net will help you avoid difficult tenants, and welcome star tenants. It really works!





REPORT OF TENANCY

TENANT'S NAME: [REDACTED] FORWARDING ADDRESS (IF KNOWN):
 ADDRESS: 11 Wildwood Ln
Old Orchard Beach, ME 04064

SSN: [REDACTED] DATES OF TENANCY: Oct 13, 2004 - present

The subject listed above:

- Was satisfactory
- Was exemplary, and I would rent to them again
- Failed to make timely rental payments and/or has a current rental arrearage
- Evicted due to other checks
- Evicted prior to completion of lease
- Was asked to vacate property prior to completion of lease
- Is the defendant in a presently pending eviction proceeding by the Owner.
- Damaged the property during tenancy.

Elaboration of detail:
Tenant filled out false rental application
pd 2 months rent. Is currently in
2 months of arrears. Filed restraining orders
against landlords & our attorneys

Signature: Robert M. Delage
 Printed Name: Robert M. Delage
 Date: 1/13/05

REPORT OF TENANCY

TENANT'S NAME: [REDACTED] FORWARDING ADDRESS (IF KNOWN):
 ADDRESS: 133 Grant St #6 N/A
Portland, ME 04101

SSN: [REDACTED]

The subject listed above:

- Was satisfactory
- Was exemplary, and I would rent to them again
- Failed to make timely rental payments and/or has a current rental arrearage
- Evicted due to other checks
- Evicted prior to completion of lease
- Was asked to vacate property prior to completion of lease
- Is the defendant in a presently pending eviction proceeding by the Owner.
- Damaged the property during tenancy.

Elaboration of detail:
Grant St Apartment Bldg, dog mess piled up on
floor. To cost \$1475.00 after retaining
security deposit for back rent and damages

The information provided above is an accurate account of this Tenant's conduct. I further confirm as
 true, that I can verify the same through records or testimony within my custody, control or
 knowledge, and authorize release of this information in accordance with the Fair Credit Reporting Act,
 FCRA, 15 U.S.C. Section 1681 et seq.

S & S Properties LLC
 433B-204-621410

Signature: Christina Gordon
 Printed Name: Christina Gordon
 Date: 1/3/05

Actual Tenant-Net records!

My lawyer highly recommended Tenant-Net. Now, I am not wasting my time at the Court House thanks to their criminal checks and tenant histories. I manage over 300 units in Maine, and thanks to Tenant-Net my tenants and I know we have safe communities.

—Mary, Alpha Management, Scarborough

Factoid:

- Average Cost of 1 Lift Ticket: **\$50.00 – \$65.00**
- Average Cost to fill up a tank of gas: **\$50.00 – \$70.00**
- Average Cost to send flowers: **\$30.00 – \$70.00**
- Cost for 1 Adult All-Day Pass to Funtown/Splashtown, USA: **\$40.00**
- Cost to protect property with a Tenant-Net Search: **\$25.00**

HOW WILL GREAT TENANTS FIND THEIR NEXT APARTMENT?...



...WITH PADZILLA.COM

Tenant-Net has built Maine's most advanced on-line apartment listing and search service... a new and innovative way to link great tenants with available apartments, fast! Using **FIND IT**, potential tenants in Maine, even across the country, can see your apartments on-line with the click of a mouse...

PADZILLA Maine's Best Apartments

Find It! Padzilla makes finding your new apartment easy. Start Looking!

Rent It! Padzilla makes renting your new apartment easy.

Search Results: 18 matching rentals. Rentals in Portland, ME. Sort by: Price: Lowest to Highest.

Price Range	Property Name	Location
\$750-\$1130	Tamarlane	Portland, ME 04103
\$775-\$795	Princeton Village	PORTLAND, ME 04101
\$790-\$1450	Island View Apartments	Portland, ME 04101

Tenants can find great apartments like these, in seconds.

Rocket My Search! Do you want to receive an email when a new listing of this type becomes available? LAUNCH IT!

How Rocket Works: Rocket a Type of Unit: Rocket will notify you anytime a new unit matching your pre-set search criteria gets listed on Padzilla. Rocket can search it out, and will alert you as soon as one becomes available. Rocket a Unit: Got your eye on a specific unit? Rocket will alert you if that special unit suddenly becomes available. Be the first to learn that a great new unit is back on the market!

Find the best apartments in seconds!

City: State: Approximate move-in date: Month: Day:

Min Price: to Max Price: Show Results Within Miles

Bedrooms:

[Check The Latest Listings!](#)

Find Your New Pad Fast

Our powerful apartment search tool and detailed rental listings make it easy to find your new apartment.

Unlike the National Apartment Search Sites, you will only see the best apartments available in Maine.

Padzilla's dynamic search engine lets tenants search all properties on the site by price, location, availability and size of the apartment.

PADZILLA

The Future of Property Rentals in Maine is here today!



Why Tenants Love It!

- They'll see your unit
- Lots of helpful info on every property
- Google Mapping lets them find you fast
- Sample leases can be viewed
- On-line application form makes things easy
- It's ready to go when they are, 24/7, 365 days a year



Tenants can click on the "Map" link to find the exact location of the property using Google maps.

Tenants can get information about lease terms and availability.

Include photos of your property. And, add as many photos as you'd like to the "pictures" page.

Include full descriptions of each property. No abbreviations necessary!

PADZILLA Maine's Best Apartments

About Owners Moving Soon Roommates Full Staff Contact

Features Map Pictures Lease Terms Availability

Portland, Maine

Type: Townhouse	Price: \$950/mo
Bedrooms: 4	Baths: 2
Availability: 1/1/2008	Lease: Yearly
Heat: Oil	Pets: Yes

This beautiful townhouse apartment features hardwood floors, a wealth of natural light and two recently updated bathrooms. Marble countertops, tile floors and new appliances adorn this open concept kitchen and dining area. A new gas fireplace can help control heating costs and take the chill of on a cold winter night.

New oil heat, offstreet parking and basement storage make this building quite desirable. Pets are welcome.

APPLY NOW! 207-608-5888 EMAIL

Rocket My Search!
Do you want to receive an email when this unit becomes available?
BLAST OFF!

How Rocket Works:
Rocket a Type of Unit: Rocket will notify you anytime a new unit, matching your pre-set search criteria gets listed on Padzilla. If its a 2 bedroom in Lewiston you need, or a condo in Portland, Rocket can search it out, and will alert you as soon as one becomes available. **So sit back, let Rocket do the work!**
Rocket a Unit: Got your eye on a specific unit? Rocket will alert you if that special unit suddenly becomes available. **Be the first to learn that a great new unit is back on the market!**

RETURN TO YOUR SEARCH

Tenants receive *automated email alerts* with ROCKET anytime your unit becomes vacant, cutting vacancy time periods. If divorce, death, bankruptcy or any other event causes your unit to become suddenly vacant, ROCKET acts as your instant, **no cost**, advertising service.

Tenants can fill out and submit an application on-line!

If tenants have questions, your contact information is at their fingertips.

**List all of your units with Padzilla...
for the cost of a single classified ad!**

Seamless Integration of Technology

We built Padzilla to be fully and seamlessly integrated into Tenant-Net. This technology gives you OPTIONS:

1. You can advertise your apartments for rent on Padzilla, with no commitment or obligation to use Tenant-Net background screening or;
2. You can screen your tenants with Tenant-Net, but not advertise your apartments on Padzilla; or

(Please Note: Whether you list apartments or not, all Tenant-Net screening customers can take advantage of Padzilla's on-line application system. See the box below for further details!)

3. You can advertise your apartments on Padzilla, and also have your tenants screened by Tenant-Net.



Free Tenant Screening Is Here!

With Padzilla, your potential tenants can apply on-line, and they can even pay our fees with their credit or debit card, at your option. It's innovation at work for you.



Tenant-Net Search	PADZILLA Live Large!
You collect the written application that the tenant has filled out.	Tenant fills out our application online, provides an "e-signature," and designates the recipient (you).
You fax or e-mail the application to Tenant-Net.	The application is electronically forwarded to Tenant-Net for screening.
We process the application and either fax or e-mail back results.	We process the application as usual and forward the results to you. Tenants pay via on-line merchant account with their credit or debit card!



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