



**Commercial  
Tenant Screening**

**The Daily News**  
Expert says "The economy will  
get worse before it gets better."

### Due Diligence Means Persistent Follow-through...

With the economy worsening, Tenant-Net has seen an increase in commercial collections, disclosures and small claims ("money judgments") being filed with our Courts. Is it important to know whether your applicant pays their phone bill, power bill, heating bill, etc? We think so! That's why Tenant-Net started collecting this information quietly, and as part of our regular effort to record every Maine eviction. Every Commercial search we conduct includes a comprehensive check for:

- Maine Eviction Records, and
- Maine Money Judgments.

But we do not stop there... debtors often have "filings" against them in other places. So we look there as well...

- County Registry of Deeds, and
- Maine Secretary of State's Office



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### Own Commercial Properties?



**Asset Protection  
Starts Here**

### Tenant-Net Now Protects Maine's Best Commercial Properties...

**TENANT-NET**  
Due Diligence<sup>2</sup>

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

- Who We Are
- Why Screen Tenants
- Becoming a Member
- Products and Services
- Friends We Support
- Privacy/Security
- Hours and Holidays

**PADZILLA**  
Live Large

Maine's Best Apartments

**FOUND HERE**

Publications & Helpful Info

- Brochures
- Presentation Manuals
- Mailers
- Tenant-Net Tips
- Factoids
- Our Principles

### Tenant-Net/Commercial protects your assets, and provides 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



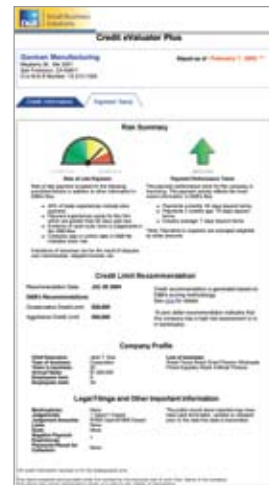
## Commercial Tenant Screening



### Due Diligence is More Than a Logo...

#### It means teaming with Dun and Bradstreet...

Tenant-Net secures critical data on your corporate applicants direct from Dun and Bradstreet, the nation's leading source of business intelligence.



#### It means going weekly to Maine Courts...

7 field staffers assure that we collect and provide vital Maine Court records. No other firm makes this effort.



### How It All Works

1. Applicants apply on line, at goodtenants.net.
2. Tenants will pay on-line with their credit cards. Owners pay nothing, zero.
3. We will screen both the entity applicant, and its principal officer/guarantor.
4. Applications are automatically e-mailed to owners and to TNET. We will process and Express mail results within 24 hours.



It's as simple as clicking the "Apply Now" button!



Applicants fill out this form, pay with their credit card, submit the form—all on line.

COMMERCIAL APPLICATION FORM	
PROPERTY/LEASE FOR LEASE	NAME OF OWNER/MANAGER
<b>ENTITY INFORMATION</b>	
NAME	DATE OF
STREET ADDRESS	STATE
CITY	ZIP
PHONE	FAX
<b>ENTITY - CHECK TYPE</b>	
SOLE PROPRIETOR or S/O	LLC
SOLE PROPRIETOR or S/O	LIMITED PARTNERSHIP
LLC CORPORATION	PARTNERSHIP
<b>PRINCIPAL OFFICER, OWNER, MANAGER, OR IN APPLICABLE PERSONAL INFORMATION</b>	
NAME	DATE OF BIRTH
ADDRESS	STATE
CITY	ZIP
PHONE	FAX
EMAIL	OWNER'S LICENSE #
TITLE	D.O.B.
<b>LLC CORPORATION</b>	
NAME	STATE
ADDRESS	ZIP
CITY	FAX
PHONE	OWNER'S LICENSE #
TITLE	D.O.B.
<b>PARTNERSHIP AND LIMITED PARTNERSHIP</b>	
NAME	STATE
ADDRESS	ZIP
CITY	FAX
PHONE	OWNER'S LICENSE #
TITLE	D.O.B.
<b>REFERENCE - BANK &amp; TRADE REFERENCE OF ENTITY</b>	
NAME	
ADDRESS	
CITY	CONTACT PERSON
PHONE	
<b>FINANCIAL VENDOR REFERENCE IN</b>	
NAME	
ADDRESS	
CITY	CONTACT PERSON
PHONE	
<b>REFERENCE - PERSONAL</b>	
NAME	
ADDRESS	
CITY	CONTACT PERSON
PHONE	

#### It means screening entities and their key officer...

With Tenant-Net/Commercial, we screen both the corporate applicants, and their principal officer/official. Our long standing relationship with Trans Union also assures you a full credit tradeline report with "FICO" scoring.



#### It means checking US Bankruptcy records.

As part of each search, we screen both your entity applicant, and its principal official, against records kept by the Maine US Bankruptcy Court.

