



**SERVICE CONTRACT**

5803 52nd Street  
Kenosha, Wisconsin 53144  
262.658.9000, **800.995.9283**  
Fax: 262.658.8290  
www.providencecreditreports.com

In order to obtain confidential credit information, the undersigned ("Subscriber") and Aer-Wave Systems, Inc. d.b.a. Providence Realty, d.b.a. Providence Credit Reports ("PCR") located at 5803-52<sup>nd</sup> Street Kenosha, WI 53144 enter into the following agreement:

**The Subscriber Agrees:**

- 1) To comply with all provisions of the Fair Credit Reporting Act and to incorporate the requirements of said Act into this Service Agreement, and comply with all applicable local and state laws.
- 2) To obtain prior permission from any individual or entity upon whom reports are ordered.
- 3) To maintain copies of all authorizations for a minimum of three (3) years from the date of inquiry.
- 4) That the reports will be used only for the following permissible purposes: (a) To review or extend credit for real estate, rental or leasing transactions, or to review for collection purposes.
- 5) That reports will be used for no other purposes than allowed by the Fair Credit Reporting Act.
- 6) The FCRA provides that any person who knowingly and willfully obtains information on a consumer from a consumer reporting agency under false pretenses shall be fined under Title 18, or imprisoned not more than two years or both.
- 7) To hold the information as confidential and not to disclose it to any third parties, including the subject of the report, unless required by law. In no event will PCR be held liable for any incidental or consequential damages, however arising. Subscriber shall indemnify, defend and hold PCR, its directors, officers, employees and agents harmless from and against any and all costs and liabilities including reasonable attorney's fees, which may be asserted against PCR based upon the improper use by Subscriber of information furnished to Subscriber by PCR.
- 8) To pay PCR upon receipt of reports or statement for services rendered. In addition, Subscriber agrees to pay a past due charge of 1.5% per month or the maximum allowed by state law for any amounts past due more than 10 days.

**PCR Agrees:**

To use good faith in attempting to obtain information from sources deemed reliable and shall supply such information to Subscriber, but PCR does not guarantee the accuracy of information reported and in no event shall PCR be held liable in any manner whatsoever for any loss or injury to Subscriber resulting from the obtaining of furnishing of such information.

**It Is Mutually Agreed:**

- 1) This agreement shall continue in force without any fixed date of termination. PCR and Subscriber may terminate this Agreement upon written notice. This Agreement sets forth the entire understanding and agreement between PCR and Subscriber and shall not be altered, varied, or enlarged upon by any verbal promises, statements, or representations not expressed herein. With just cause such as delinquency or violation of the terms of this contract or a legal requirement, PCR may, upon its election discontinue serving the Subscriber and cancel this Agreement immediately.
- 2) The terms of items seven (7) under the Subscriber Agrees and one (1) under PCR Agrees shall survive the termination of this agreement for whatever reason and continue four as long as any liability may accrue.
- 3) PCR shall reserve the right to charge Subscribers an annual fee to cover the cost of administrative costs should they deem it warranted. Subscriber shall be given 30 days written notice of such intent.

Dated at Kenosha, Wisconsin this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. **PCR** Representative **INITIAL**\_\_\_\_\_

Please print the following information.

Business Name (If different from principal)\_\_\_\_\_

Name of Principal/Owner:\_\_\_\_\_

**PRINCIPAL INITIALS**\_\_\_\_\_

Please print all information on the following page completely

# PCR SERVICE CONTRACT Information Sheet

Business Name \_\_\_\_\_

Name of Principal/Owner \_\_\_\_\_ Title \_\_\_\_\_ e-mail \_\_\_\_\_

Current address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone #(\_\_\_\_\_) \_\_\_\_\_ Fax# (\_\_\_\_\_) \_\_\_\_\_

Billing Contact (or same) \_\_\_\_\_ Title \_\_\_\_\_ e-mail \_\_\_\_\_

Billing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone#(\_\_\_\_\_) \_\_\_\_\_ Fax# (\_\_\_\_\_) \_\_\_\_\_

Number of Rental Units \_\_\_\_\_ Years in business \_\_\_\_\_ Federal Tax ID# or SS# \_\_\_\_\_

Describe your type of business and your purpose for accessing consumer credit information: \_\_\_\_\_

\_\_\_\_\_

First and last names of all authorized users: \_\_\_\_\_

\_\_\_\_\_

## BANK REFERENCES:

Name of Bank \_\_\_\_\_ Checking Account # \_\_\_\_\_

Contact Person \_\_\_\_\_ Title \_\_\_\_\_ Phone# (\_\_\_\_\_) \_\_\_\_\_

Branch Street Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**BUSINESS REFERENCES:** These must be businesses with which you have an account related to the operation or management of your business or property. Example: Contractors, utilities, and other services. Please do not include: Attorneys, accountants, bank accounts, credit cards, employers, or an affiliate company.

Company \_\_\_\_\_ Company \_\_\_\_\_

Account# \_\_\_\_\_ Phone# \_\_\_\_\_ Account# \_\_\_\_\_ Phone# \_\_\_\_\_

Address \_\_\_\_\_ Address \_\_\_\_\_

Contact Person \_\_\_\_\_ Title \_\_\_\_\_ Contact Person \_\_\_\_\_ Title \_\_\_\_\_

## DOCUMENTS AND MEMBERSHIP FEE TO BE INCLUDED:

\_\_\_ Copy of a property tax bill & parcel number, business, state-registration, real estate brokers license, OR business tax document.

\_\_\_ Copy of lease application, mortgage app. or financial info. request from tenant or client showing credit request authorization.

\_\_\_ Photo I.D., drivers license, etc.

\_\_\_ Fee \$10.00

**RELEASE STATEMENT:** I certify that the above information is accurate and give Providence Credit Reports (PCR) permission to verify all information and references, and to obtain a consumer credit report on me. A photo or fax copy of this signature will act as the original.

Signature of Principal/Owner \_\_\_\_\_ Date \_\_\_\_\_

Type or Print Name & Title \_\_\_\_\_

Providence Credit Reports \_\_\_\_\_

**PCR** Authorized Signature



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## *"Free Credit Reports!"*

A credit report is a necessary tool for determining the financial reliability of people. Your business is affected by the people you have aligned yourself with so screening your clients and potential tenants helps to insure cash flow and protect your investments.

As a landlord for over 20 years, I've looked for better ways to measure the quality of potential tenants. As a real estate Broker I use credit reports to pre - qualify a buyer/client and as a business owner, to determine whether or not to extend credit. I know that you will find our product to be **Accurate-Convenient-Economical.**

Free credit reports? The 1999 revision to the State of Wisconsin "AG" rules allows, for the first time, a landlord to charge a prospective tenant the actual cost, up to \$20.00 for a "consumer credit report". The report is therefore "free" to you.

Thank you for making **PCR** your credit reporting service of choice.  
If you have any questions, please call me at **800-995-9283**

Sincerely,

Lawrence N. Cappozzo  
President & C.E.O. of **A.W.S. Inc.**  
Broker/Owner,  
**Providence Credit Reports**  
**Providence Mortgage**  
**Providence Realty**



**EQUIFAX** System Affiliate

5803 52nd Street  
Kenosha, Wisconsin 53144  
262.658.9000, **800.995.9283**

Fax: 262.658.8290

[www.providencecreditreports.com](http://www.providencecreditreports.com)

Dear Credit Report Applicant,

You must open an account before you can receive credit reports. Since it takes a few days to open an account, please consider opening your account in *advance* of needing your credit report.

To open your account simply fill out the Service Agreement, return it to Providence Credit Reports and you will be contacted as soon as your account becomes active

*Pricing is as follows:*

To open an account		\$10.00
Single Credit Report	Single Person	\$10.00
Joint Credit Report	Married Couple	\$20.00
DTEC S.S.# search	Match S.S. # with Name	\$10.00

Sincerely,

Lawrence N. Cappozzo  
President & C.E.O. of **A.W.S. Inc.**  
Broker/Owner,

**Providence Credit Reports**

**Providence Mortgage**

**Providence Realty**

# PCR Credit Report Request Form

From: \_\_\_\_\_  
*Signature Required*

Date: \_\_\_\_\_

Customer I.D.

To:



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Last Name	First Name	Middle	Suffix	SSN#
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
House Number	Direction	Street Name	Street Type	Apt.
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
City	State	Zip		
<input type="text"/>	<input type="text"/>	<input type="text"/>		
Phone Number	Date of Birth		Age	
( ) <input type="text"/>	/ / <input type="text"/>	(MMDDYYYY)	<input type="text"/>	

**BELOW: Is the 2nd person a Spouse?**

**YES**

**NO**

Last Name	First Name	Middle	Suffix	SSN#
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
House Number	Direction	Street Name	Street Type	Apt.
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
City	State	Zip		
<input type="text"/>	<input type="text"/>	<input type="text"/>		
Phone Number	Date of Birth		Age	
( ) <input type="text"/>	/ / <input type="text"/>	(MMDDYYYY)	<input type="text"/>	