



Western Verify

Rockford Apartment Association - Screening Packages for Board Approval

Contact: Morgan Mower, CRO & Co-Founder | mmower@westernverify.com | www.westernverify.com

Overview

Western Verify provides compliant, landlord-focused tenant and employment screening designed for speed, accuracy, and clear pricing. Below are two recommended package options for Rockford Apartment Association members, plus common a-la-carte services.

Package A - Standard (No Credit) - \$29.99

Includes:

- National Criminal Search (multi-jurisdiction instant & county verification)
- Sex Offender Registry Search
- SSN Trace (addresses, alias names, identity verification)
- Patriot Search (includes Terrorist Watch Lists + OFAC)
- Current Residing County - Criminal Search (court-level check in current county of residence)
- Eviction Search (national eviction database + county follow-up when available)

Turnaround: Most checks return instantly; county courthouses may extend to 24-72 hours depending on runner access.

Package B - Standard + Credit - \$39.99

Everything in Package A, plus:

- Credit Report (full consumer credit report with scores and tradeline summary)

Notes: Credit reporting is performed in compliance with FCRA for permitted purposes. Landlords must obtain proper authorization and follow adverse action procedures when using credit in tenancy decisions.

A-la-Carte Services (Available with any package)

- Landlord Verification - \$6.00
- Employment Verification - \$6.00
- Income Verification - Custom pricing (we perform a detailed income report based on the applicant's verified banking data, providing real-time income and cash flow confirmation)
- Employment Screening (Criminal & Identity) - Custom pricing depending on position and county requirements

Why Western Verify?

- Transparent, predictable pricing tailored to **any size property or management group**
- **No contracts, minimums, or monthly/yearly fees** - pay only when you screen
- Dedicated research team for manual courthouse pulls when required
- FCRA-compliant reporting and expert guidance for adverse action steps
- Local service + national coverage - ideal for Rockford members who need both
- Comprehensive tenant and employment background screening solutions