



RENTAL PROPERTY BACKGROUND CHECK

Uncover Hidden Rental Risks Before You Close

A pre-acquisition risk analysis designed specifically for rental properties - identifying compliance issues, operational risks, and hidden liabilities not covered by traditional inspections or title work.

Best use: investor purchases, portfolio acquisitions, pre-closing review, and due-diligence support.

Pricing Tiers

Tier 1 - Quick Check

\$99-\$149

Includes: Registration status, lead status, SDAT, MDE certificates, and registrations.

Output: Pass / Flag summary.

Tier 2 - Standard Risk Scan

\$249-\$399

Includes: Tier 1 plus permit scan, water usage review, inspection history, and housing participation.

Output: Detailed risk report with negotiation flags.

Tier 3 - Full Investor Intelligence

\$499-\$799

Includes: Tier 2 plus septic, well, radon, and cost-to-stabilize insights.

Output: Full risk analysis with action roadmap.

What We Review

- Permits
- Water bills / usage history
- Lead certification
- Inspection history
- Rental registration status
- SDAT status
- MDE registration
- Housing program participation
- Septic / well / radon



Order Form - Request & Service Selection

1. Request Information

Date of Request

Property Address

City

State

ZIP / Postal Code

County

Service Package

Intended Use

2. Contact & Ownership Information

First Name

Last Name

Email

Phone

Is the Property Under an LLC?

Name of LLC

Owner Address

3. Owner Mailing Location

City

State

ZIP / Postal Code

Preferred Contact



Order Form - Property Details & Authorization

4. Property Details

Property Type

Year Property Was Built?

Purchase Date

Occupancy Status

Are there currently tenants residing in the property?

If "Yes", what is the Lease Start Date?

Number of Units

Number of Units Occupied

5. Compliance Information

Lead Certification Tracking Number

Date of Last Rental Inspection

Inspection Authority

Owner Notes / Comments

6. Approval & Authorization

By signing below, the undersigned approves this request and authorizes AMS Property Services to begin intake review, scope confirmation, scheduling, and payment processing.

Printed Name

Title / Authorized Representative

Approval Signature

Date