



NIRMAAN

Your trusted source for premium corporate housing solutions

Our 3-step Guest Compliance Protocol

Who are we?

We provide premier accommodations for our corporate clients across the USA. We prioritize guest satisfaction with a commitment to excellence.



Why Does Nirmaan have a 3-step Guest Compliance Protocol?

Nirmaan Corporate Housing is built upon a traditional principle of respect. We secure leases in multifamily apartment communities, fostering a sense of community alongside fellow tenants. Our priority is to ensure the safety and security of all occupants, while minimizing risks such as theft, damage, and criminal activity through stringent protocols.



What is the 3-step Compliance Protocol?

All reservations with Nirmaan Corporate Housing adhere to the following protocols:

1. Criminal Background Screening
2. Rental Agreement
3. Security System Agreement



1. Criminal Background Screening

This is the first step in our compliance process. All potential clients, regardless of their origin, must pass this. If they fail, their reservation will be cancelled.

Criminal Background Screening

Rental Agreement

Security System



How does the process work?

When a reservation request is received, an email is automatically sent to our clients which requires them to verify their identification and submit their information for a criminal background check.

The link provided takes them to our screening tool,

Clients are asked to provide their License and the information associated with it (DOB, Address, License #, etc.)

Once completed, the full report is sent to Nirmaan Corporate Housing where our compliance team reviews the results and makes a decision in accordance with our screening policy.

Criminal Background Screening

Rental Agreement

Security System



Screening Policy

No severe criminal convictions and sex offenses including, but not limited to murder, terrorism, sexual assault, assault, battery and child abuse.

Our screening checks the OFAC list and public, state, and country criminal records as well as state and national sex offender registries.

For lesser charges, Nirmaan Corporate Housing screening policy takes several factors into account: severity of the charge, date of charge, and type of offense.

Criminal Background Screening

Rental Agreement

Security System




Sample Criminal Screening

Criminal Report

Applicant Data as Entered
Name: Mark Hansen
Requested By: Automation Criminal
Property: Automation_Criminal
Data/Time: 03/05/2018 4:27 PM (Mountain)

MARK HANSEN
State: Colorado
Aliases: No aliases found
Physical Features: PHYSICAL DETAILS
Sex: M
Height: 5'10"
Weight: 175 lbs
Race: Caucasian
PERSON PHYSICAL FEATURES
No physical features listed


Photo Unavailable

Summary:
Summarizes the total number of offenses listed on the report.
None detail about each offense can be found below.

Summary
Incidents: 0
Court Actions: 1
Bookings: 0
Sentencings: 0
Arrests: 0
Supervisions: 0

Comments:
Includes any additional information from the court about each offense.

Comments
Status: Closed/Inactive
Charge Number: 1
Citation Number: 350CV5

Court Action:
The Activity type field reflects the offense information contained in the record. The Court Record ID is the reference number the court uses to look up an offense.

Court Action
Activity Type: Jury Trial Motor Vehicle
Court Record ID: 03K3200558

Court:
States where the court is.

Court
ORGANIZATION JURISDICTION
Jurisdiction Description: Circuit Court For Baltimore County - Criminal System

Court Charge:
The Charge Degree field provides certain information including the severity of the offense, the result of the charge and other information the landlord can use to conduct additional research.

Court Charge
Effective Date: 2015-12-03
Charge Sequence ID: Charge Number: 1
Charge Description: Exceeding Maximum Speed: 85 Mph In A Posted 35 Mph Zone
CHARGE CLASSIFICATION
Charge Degree: 5
CHARGE DISPOSITION
Charge Disposition Additional Information: Status: (Citation Number: 350CV5)
Charge Disposition Date: 2015-12-05
Disposition: Hold Pre-arrest
CHARGE STATUS
Expiration Date: 2015-12-03
CHARGE STATUTE
Statute Code ID: TA.21.801.1

Applicants | Property Info | Services & Payment | Add Applicant


NAME	STATUS & ALERTS	RECOMMENDATION	REPORTS	RESIDENT SCORE	ACTION
COMPLETED					
① Score Factors					
Too many inquiries		ACCEPT	 CREDITAL	778	
Insufficient payment activity over the last year					
Not enough balance decreases on active non-mortgage accounts					
Number of delinquent accounts is too high in proportion to total number of accounts					
Employment & Income Information					
Employment Status: Employed		Other Income: N/A			
Employment Income: \$120,000.00 Per Year		Assets: N/A			

Exhibit A

Exhibit B

Exhibit C

Exhibit D



2. Rental Agreement

Once our clients have passed our screening process, they must sign our rental agreement, which includes your community standards, for the duration of their stay.

The client's signature is legally binding with timestamps and their IP addresses.

[Sample Rental Agreement](#)

Criminal Background Screening

Rental Agreement

Security System



3. Security System

To ensure the safety of the property, proper occupancy, and appropriate noise levels, we use a security suite of noise monitoring, smart locks, and cameras.

In addition to this, our Housing Coordinators and managers are available in person to handle any questions and concerns.



Criminal Background Screening

Rental Agreement

Security System



Our Team



*Harsimranpreet Singh,
Founder*

2+ years in Customer
Service, B.S. Finance, UIC



Gurlabh Singh, Owner

10+ years in Operations
Management and
Compliance, MA L.L.B
Punjabi University Patiala





Thank you

We look forward to partnering with you