TenantReports.com
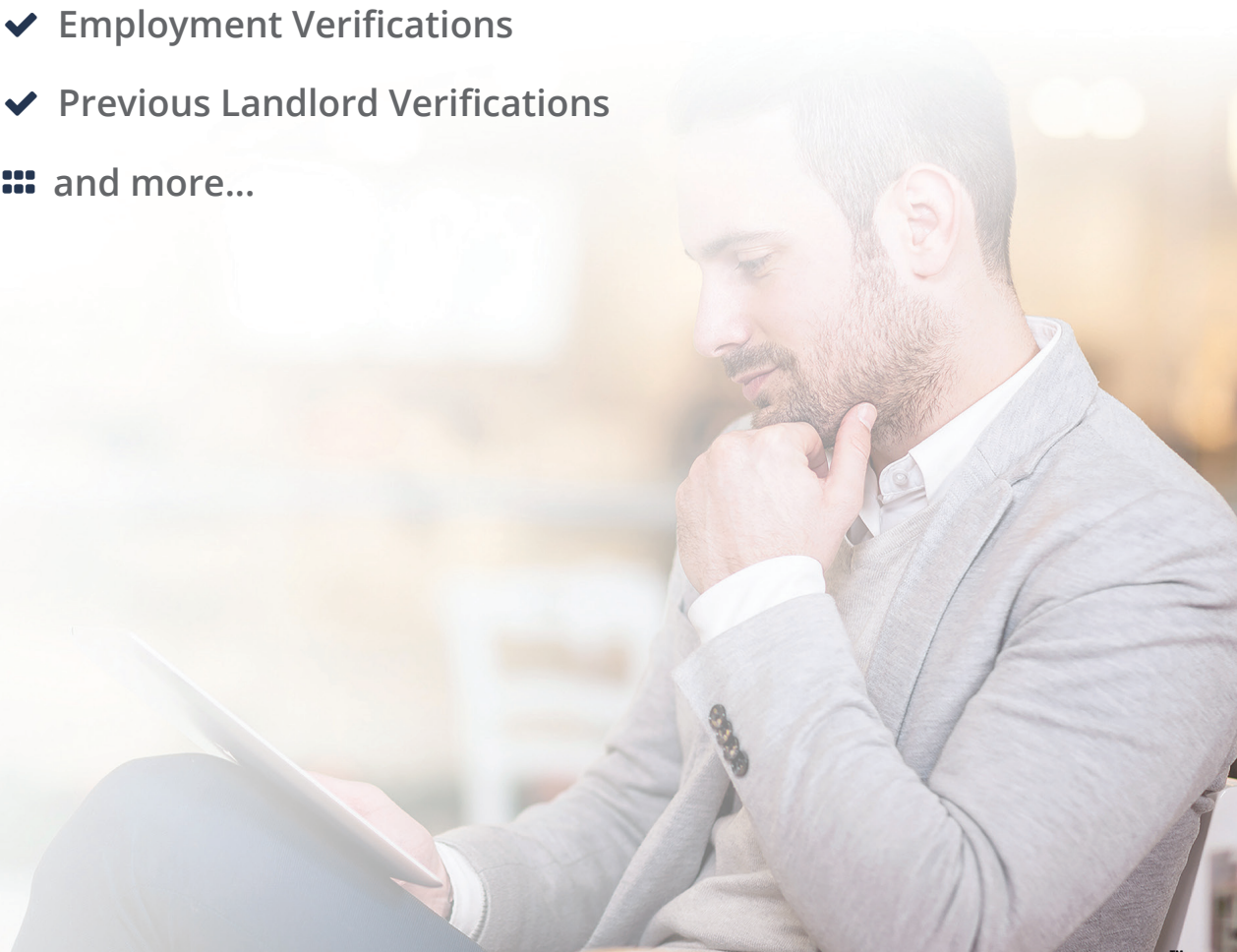## TENANT SCREENING SERVICES

✔ Credit Reports

✔ Criminal & Eviction Searches

✔ Income Verifications

✔ Employment Verifications

✔ Previous Landlord Verifications

⠿ and more...

🔒 PROTECT YOUR INVESTMENT

The eviction process amounts to thousands of dollars in lost rent, court fees, and potential damages as well as months of lost time and missed mortgage payments. ***Tenant Screening with TenantReports.com can reveal potential risks associated with applicants by verifying:***

- Have they lived where they say they have?

- Are they running from the law?

- Do they pay their bills on time?

- Are they employed?

- Have they had problems with previous landlords?

- Is your applicant a known sex offender and/or criminal?

   - Protect your existing tenants and their children

   - Know if the applicant is capable of harsh confrontation

🏠 FOR OUR REAL ESTATE AGENTS

Investor clients look to Realtors to manage the placement process of tenants to eliminate risk. With our comprehensive online tenant screening resources, agents can now provide clients with the top qualified applicants.

📈 ADVANTAGES OF TENANTREPORTS.COM

- 24/7/365 online access to order, view, and print reports

- Get your results within seconds upon ordering and expedite your decision process

- Speak to a live person and get your questions answered

- Ability to have your applicants pay for the reports directly with their credit card

- Ability to have the users on your account pay for the reports directly with their credit card

- A unique ID and Password for each user, gives you the ability to track and manage

   individual activity. Easy to read report layout

✅ TRUSTED

TenantReports.com has been doing business since 1992. As a leader in the Credit Reporting and Tenant Screening Industry, we have the knowledge and know-how to help our clients protect their investments for both the short and long-term. With over 10,000,000 reports ordered and 85,000+ users in all 50 states and Canada, we have positioned ourselves as one of the largest background screening companies in the Nation.

TenantReports.com ™
TENANT SCREENING SERVICES

TENANT SCREENING **PRICING**

CHOOSE FROM OUR INDIVIDUAL REPORTS

Credit Reports

$10	Credit Report*
FREE	Tenant Score Card**
$10	Pre-Employment Credit
$55	Business Credit
$30	Canadian Reports

*On-site inspection required for detailed credit report
**Credit Report required to generate Scorecard

Criminal Background Searches

$6	Statewide Criminal Search
$15	Nationwide Criminal Search
Call	County Criminal Search
$10	Global Criminal Search
$15	Federal (per jurisdiction)

Eviction Search

$6	Statewide Search
$15	Nationwide Search

Other Reports

$5	SSN# Verification
Call	Driver's License History
$10	4506T Income Verification
$10	Employment Verification
$10	Prev-Landlord Verification
$99	People Finder Service
Call	Tenant Debt Collection

No Annual Fee, No Sign Up Costs, No Obligation, Simple Registration

Instant Results Online 24/7/365
Volume Discounts Available

OR SAVE WITH OUR NATIONWIDE BUNDLE

The Nationwide Bundle is a client top pick, and gives you the best deal on the most necessary reports. Here is a list of the reports you receive with the Nationwide Bundle:

1. Tenant Score Card w/ Credit Score - A Tenant Score Card is completely customized to your preferences and provides the following information with a simple PASS or FAIL rating in addition to the applicant's credit score and derogatory credit summary:

- Credit Score
- Income To Debt Ratios
- Income To Rent Ratios
- Delinquent Accounts
- Collection Accounts
- Charge-Offs
- Bankruptcies

2. SSN Verification - Provides a list of all known aliases, names assigned to social security number as well as when and where it was issued. The SSN provides a complete address history and available contact information as well.

3. Criminal Background Check and Sex Offender Search - Search the state criminal database of your choosing. Includes a 50 State Sex Offender search to screen potential tenants. National Criminal Checks available.

4. Eviction - Searches municipality eviction records for the state to show any past eviction history and judgment amounts. Nationwide Eviction Reports available.

TenantReports.com ™
TENANT SCREENING SERVICES

DETAILED CREDIT REPORT

SAMPLE CREDIT REPORT

TenantReports.com provides you with two different viewing options for your credit report. Here is an example of our detailed credit report which includes:

1. Submission Data - To start, we need the applicant's name, date of birth, SSN and current residence.

2. Credit Score - All Tenant Credit Reports from TenantReports.com include credit scores at no additional fee. Scores range from 300- 850 with a desirable score being higher than the average of 625.

3. Financial Summary - This simple snap shot provides an overview of an applicant's credit summary, balances, credit utilization and income ratios as well as derogatory information if reported.

4. Personal Information Comparisons - Shows any aliases or information variants as submitted to the requested bureau.

5. Address Comparison - Verifies address information provided by the applicant with what the requested bureau has on file.

6. Employment Comparison - Shows employment history as reported to the requested bureau.

7. Credit History - Shows detailed account information including balances, payment terms, late payment dates, collections and account statuses as far as joint, open, closed, etc.

8. Public Records - Reveals any judgments or bankruptcies as well as tax liens the applicant may have.

9. Prior Inquiries - Recent history of credit inquiries on the applicant.

10. Repository Remarks - Notes from the bureau on any discrepancies between what was submitted and what is on file.

1.
2.
3.
4.
5.
6.
7.
8.
9.
10.

Credit Report

Application Information

APPLICANT	SAMPLE, JONATHON	SSN	111-11-1111 01/02/1983
ADDRESS(ES)	123 FANTASY ISLAND	CITY / STATE / ZIP	SPRINGFIELD, PA 19064

▸ Submission Results   ▸ Source XML   ▸ Reorder

Scores

734 - TRANSUNION/FICO CLASSIC (98)   JONATHON Q. SAMPLE   111-11-1111

Financial Summary

	#	PAYMENT	TTL BALANCE	PAST DUE	UTILIZATION		
MORTGAGE	3	$1530	$93945	$0	11%	PROPOSED RENT	700
INSTALLMENT	7	$0	$0	$0	0%	STATED MONTHLY INCOME	5000
OPEN	4	$4172	$83451	$0	10%	INCOME TO RENT RATIO	7.14:1
REVOLVING	21	$25	$580	$0	0%	INCOME TO DEBT RATIO	0.87:1
OTHER	0	$0	$0	$0	0%	INCOME TO DEBT INCL. RENT RATIO	0.77:1
	35	$5727	$177976	$0	22%		

Warning; Use careful judgment the past due column of this financial summary may possibly combine amounts of an original creditor with amounts from a collection agency collecting for the original creditor. A single debt could be included as a trade amount and with the collection agency. In a few cases, this single debt can appear as a judgment in the public records section, as well.

Variations

Personal Information Comparison

	NAME	SOC SEC	DOB	AKA
APPLICANT	SAMPLE, JONATHON Q	111-11-1111	01/02/83	
TU	SAMPLE, JONATHON Q	MATCH MATCH	01/02/83	JON SAMPLE JOHN SAMPLE DOB: 09/26/77

Address Comparison

		ADDRESS	REPORTED
		123 ELM STREET, SPRINGFIELD, PA 19064	02/07/11
APPLICANT	TU	123 MAIN ST, PLYMOUTH< MA 02360	02/83-09/05

Employment Comparison

		COMPANY	POSITION	REPORTED
APPLICANT	TU	LOCKHEAD MARTIN	LOGISTICS	

Credit Bureau Report

Credit History

CREDITOR	OPENING DATE MONTHS REVIEWED	REPORTED DATE DLA	HIGH CREDIT	BALANCE	PAST DUE AMOUNT	HISTORICAL TIMES PAST DUE 30	60	90+	TYPE TERMS	PRESENT STATUS	ECOA
AMEX	01/01/01 46	01/01/11	$83451	$83451	$0	0	0	0	OPEN $4172	AS AGREED	B
GMAC MORT.	08/01/05 48	12/01/10 12-2010	$13000 0	$79599	$0	0	0	0	MTG 180 $153	AS AGREED	B

Remarks: CONVENTIONAL REAL ESTATE MORTGAGE; COLLATERAL: FRD274474190 100086816050700123

| CITIZENS BNK | 06/01/06 48 | 01/01/11 01-2011 | $89000 | $14346 | $0 | 0 | 0 | 0 | MTG $0 | AS AGREED | B |

Remarks: HOME EQUITY LOAN

ECOA KEY: B = BORROWER; C = CO-BORROWER; S = SHARED; J = JOINT; U = UNDESIGNATED; A = AUTHORIZED USER

Public Records

NO PUBLIC RECORDS DEVELOPED

Prior Inquiries

CREDITOR	INQUIRY TYPE	DATE	SRC	KIND OF BUSINESS	ECOA
UCS	ALL	12/29/10	TU		
UCS	ALL	08/24/10	TU		
UCS	ALL	12/17/09	TU		
HSBC/RS	ALL	08/22/09	TU		

Repository Remarks

NO REPOSITORY REMARKS DEVELOPED

Submission Results

	BUREAU	DATE	RESULT
APPLICANT			
APPLICANT	TRANSUNION	02/07/11 10:52:14 AM	RECORD FOUND

Repository Referral

TransUnion Consumer Relations
www.transunion.com/myoptions
2 Baldwin Place
P.O. Box 1000
Chester, PA 19022
800-888-4213

Comments

*** End of Credit Report ***

Credit Bureau Report

Detailed Credit Report Available - *With approved on-site office inspection*

TenantReports.com
TENANT SCREENING SERVICES

CREDIT REPORT SCORE CARDS

SAMPLE SCORECARD

TenantReports.com provides you with two different viewing options for your credit report. Here is an example of our Report Summary which gives you a more basic overview of one's credit history:

Tenant Score Card - A Tenant Score Card is completely customized to your preferences and provides the following information with a simple PASS/FAIL or CONDITIONAL rating in addition to the applicant's credit score and derogatory credit summary:

- Credit Score
- Income To Debt Ratios
- Income To Rent
- Delinquent Accounts
- Collection Accounts
- Charge-Offs
- Bankruptcies

Report Summarization
Pass / Fail ScoreCard

DECISION	FAIL	**FAIL**	

NAME(S) SEARCHED:	FILE NUMBER	NAME	DOB
	2874444	SAMPLE, JONATHON Q	01-21-1983
	RESULTS	RECOMMENDATION	

	RESULTS	RECOMMENDATION	
PROPOSED RENT	1122 N	/A	
STATED MONTHLY INCOME	5833 N	/A	
INCOME TO RENT	5.19:1	PASS	PASS
INCOME TO DEBT	27.38:1	PASS	PASS
INCOME TO DEBT INCL RENT	4.36:1	PASS	PASS
CREDIT SCORE	663	PASS	PASS
DELINQUENT ACCOUNTS	2	PASS	PASS
COLLECTION/CHARGE OFF	3	FAIL	FAIL
BANKRUPTCY RECORDS	0	PASS	PASS
OVERALL COMPOSITE		FAIL	
COMMENT			

TENANT DEBT

TenantReports.com/DebtCollect
No volume requirements. No debt too small.

Our debt collection partners* will perform a national database search to ensure we have the most up-to-date address for the debt-or. They will then notify the debtor of your intention of resolving the delinquent balance.

This expert collection team will begin an aggressive, yet professional, calling campaign in an attempt to contact and collect the delinquent balance. If they are able to secure payment there is a 25% contingency fee on the amount collected.

*Debt Collection Service is not a TenantReports.com company.

- Simple to use and effective results
- Report tenant debt within 7 years
- Collection placed on credit report
- Skip tracing methods to locate debtor
- Debtor payment solutions
- Quick submission process
- Negatively impact debtor FICO Score

SAMPLE SCREENING REPORT

Your Tenant Screening Report format can be rearranged however you choose. Here are the components of a sample screening report:

1. Submission Data - To start, we need the applicant's name, date of birth, SSN and current residence.

2. SSN Verification - Provides a list of all known aliases, names assigned to social security number, complete address history, dates of residency, date of birth, and date of issuance.

3. Criminal Back Ground Check and Sex Offender Search - Search the state criminal database of your choosing as well as the National Sex Offender registry to screen potential tenants. National criminal Checks available.

4. Eviction Report - Searches municipality eviction records for the state to show any past eviction history and judgment amounts. Nationwide Eviction Reports available.

1.

Application Information

| PPLICANT | SAMPLE, JONATHON Q | SSN | 111-11111 | DOB | 01-21-1983 |
| DDRESS(ES) | 123 Happy ST | CITY / STATE / ZIP | PHOENIX, AZ 85037 |

Identity Development

Person Search - SSN Verification

RESULTS

Records Found

SSN SEARCHED 111-11-1111 SEARCH DATE 02-08-2011 2:50 PM MST

Applicant Information

| FULL NAME / SSN | DOB | DDRESS | PHONE | REPORTED DATE(S) |
| JONATHON Q SAMPLE
XXX-XX-1111 | | 123 HAPPY ST
PHOENIX, AZ 85037
County: MARICOPA | (555)225-1457 | First: 2005-11
Last: 2011-02 |

<>

2.

| JONATHON Q SAMPLE
XXX-XX-1111 | XXXX-01-21
ge: XX | 147 HIGH GATE
INDIANAPOLIS, IN 46237
County: MARION | | First: 2001-03
Last: 2005-11 |

<>

SSN Information

| SSN | VALID I | SSUED LOCATION | ISSUED DATE RANGE |
| XXX-XX-1111 | | SSN is valid.Issued in Indiana | 1983 |

Investigative

Single State Criminal Search

RESULTS

Records Found

NAME SEARCHED SAMPLE, JONATHON Q SEARCH DATE 02-08-2011 2:49 PM MST
DOB SEARCHED 01-21-1983 SEARCH SCOPE
JURISDICTION RIZONA
JURISDICTION(S) SEARCHED

he search you have selected is a search of our criminal database(s) and may not represent 100% coverage of all criminal records in all jurisdictions and/or sources. Coverage details available upon request.

3.

Z AOC
Offender:
Full Name:SAMPLE, JONATHON
DOB:XXXX-01-21
Gender:MALE
Race:WHITE
Height:000
Weight:000
Eye Color:UNKNOWN
 ddress:,PHOENIX AZ 85037
Case Number:A-GGG-HH54434
Comments:Case#: BZTHHH7778 Offense: Domestic Violence

Nation wide Eviction Search

RESULTS

Records Found

NAME SEARCHED SAMPLE, JONATHON Q SEARCH DATE 10-15-2014 2:49 PM EST
JURISDICTION NATIONWIDE SEARCH SCOPE

HAMILTON APARTMENTS VS SAMPLE, JON ATHON Q

Defendan t
Full Name: SAMPLE, JONA THON Q
Address: 456 O AK ST
City , State, Zip: S   PRINGD ALE, VA 23550
Plaintiff
Full Name: HAMILTON A PARTMENT S

4.

Judgement Information:
Case Number: 650GV10005689
Case Type: CIVIL NEW FILING
Case Disposition: C   IVIL NEW FILING
Court Location: HAMILTON DISTRI CT COURT
Reference Id: M P3555808
Amount: $1,345
Filed Date: 2012-07-28

5 WAYS TO ORDER

Order Instantly
Get your results in seconds.

Fax
Fax your application to us.

Website
Place an "Apply Now" link on your site.

5 Ways to Order

Direct to Tenant
Have the Tenant order directly.
*discount is not available for this option

Email
Send link to Tenant to complete.

HOW DO I PAY FOR REPORTS?

TenantReports.com offers easy payment options:

- Pay with a credit card on file at time of request.
- Require the REQUESTER to pay with their credit card (no invoice will be generated).
- Require the APPLICANT to pay with their credit card (no invoice will be generated).
- Credit card gets charged automatically on the 1st of the month for the previous month usage.
- ACH direct from your bank account on the 1st of the month for previous month usage.
- Receive an invoice, pay by check, with 30 day terms (with approval).

TenantReports.com
TENANT SCREENING SERVICES

PARTNER **PROGRAM**

EXPAND YOUR PARTNERSHIP WITH TENANT REPORTS TODAY!

Find out how industry leaders across the nation are taking advantage of our partnership program. Allow Tenant Reports to process credit card payments on your behalf.

BENEFITS OF OUR PARTNER PROGRAM

- Our client sets the price of the application fee
- TenantReports.com will collect payment via the applicant's credit card
- A check for the difference will be mailed out the 1st of the following month for the difference of the cost of the report and the set application fee.
- TenantReports.com pays the merchant fee and will respond to any disputes or chargebacks that may occur.
- No report costs or invoices for your office

Scenario: ABC Realty Company pulls 20 reports in one month at $25.00 per screening. ABC Realty Company charges a $50.00 Application fee per screening resulting in a $25.00 difference in fees collected to be returned to you each month.

EXPRESS **CONNECT**

DON'T WANT TO REGISTER AN ACCOUNT OR STORE SENSITIVE DATA?

Direct applicants to TenantReports.com so that they can Order, Pay and Email their own Screening report to the landlord they are working with.
Applicants and Landlords will receive their Experian Credit Report with VANTAGE Score, along with their Criminal and Eviction history report.

Yes, it really is that simple!

TenantReports.com™
TENANT SCREENING SERVICES

APPLICANT **TRACKING SYSTEM**

A QUICKER, EASIER WAY TO GET APPLICANTS INTO YOUR HOMES!

Our goal is to help turn your applicants into residents as simply as possible. Quicklease Pro offers you the latest in property management technology with its easily-configurable and user-friendly applicant tracking system software. Here are a few of the most important tools we'll put in your hands:

- ✔ Allows tenants to order and even pay for tenant screening
- ✔ Save time with applicants entering all of their data
- ✔ Keep applicants on your website
- ✔ Provide a paperless application process
- ✔ Fully integrate your existing site as a "one-stop-shop" for rental applicant management
- ✔ Fill vacancies faster by allowing tenants to apply online
- ✔ All results reported to you directly -not the applicant- utilizing your current tenant screening system

Highly Configurable Application Forms
- Our FCRA and E-Signature compliant forms can be customized according to your needs.
- The link to your online application can be embedded anywhere you choose, such as your website or other preferred internet listing service.

Generate Pre-Filled Leases
- After uploading your lease form, you can automatically generate a new contract for each applicant by using pre-entered data.

Automated Notifications
- Automatic email notifications provide real-time feedback with the status of each applicant as they progress through the screening process.

Simple Applicant Tracking Tools
- View or print applications, review credit/ background check reports, make decisions, and manage documents all in one user-friendly system. Quicklease Pro's responsive design is optimized for mobile, tablet, and laptop devices.

Customizable Payment Options
- Applicants can pay online by debit or credit card or not, you choose.

TenantReports.com™
TENANT SCREENING SERVICES

QUICK **APP**

STOP PAYING FOR CREDIT AND BACKGROUND SCREENING REPORTS!!

In just a few seconds you can have your Credit and Background questionnaire sent directly to prospective tenants FREE OF CHARGE!

Have Your Applicant(s) Pay Directly, Saving You Time & Money

Take Advantage of this FREE feature in conjunction with our Partner Program© to charge your applicants accordingly to your business practices. Find out if you qualify for FREE at TenantReports.com/partner.

✔ Capture Electronic Consent Authorization

✔ No more holding on to sensitive applicant information

✔ Send to Multiple Prospective Tenants

✔ Redacted SSN, Date of Birth, and Account numbers to reduce sensitive data.

ONE-ON-ONE **TRAINING**

OUR FLEXIBLE SUPPORT TEAM IS HERE TO EDUCATE YOUR TEAM!

Did you know we provide FREE instructional Webinar Training to illustrate how you can take control of your account? From simple to complex commands, our intuitive state-of-the-art screening platform gives you more control (and less worry) over harboring personally identifiable information. Call our toll-free U.S.-based customer service line at 855-244-2400 or email info@tenantreports.com and one of our team members will gladly schedule a webinar training that works for your schedule.

LEARN HOW TO MANAGE YOUR ACCOUNT PROFILE

• Manage User settings including adding and removing users (Agents)

• Secure your account profile with added security requirements

• Select and save the most suitable payment methods for your screening practices

INSTRUCTIONS ON HOW TO:

• Navigate through Report options including multiple order formats

• Order a report

• View the status of a report

• Print a completed report

TenantReports.com ™
TENANT SCREENING SERVICES

API's

PLATFORM INTEGRATIONS

TenantReports.com offers 2 separate API's that will integrate our platform into yours.

XML request gateway

The XML gateway (API) provides access via the Internet and XML messaging to a variety of background screening data products. The API consists of an XML schema for formatting screening data product requests and a gateway to which formatted requests are submitted and from which formatted responses are retrieved.

JSON

This is a restful API and offers many customizable features. We offer a number of webhooks to help integrator's know when key system events occur. We actually have a few more webhooks than documented. All webhooks are sent via HTTPS to a URL you provide. They are sent as a POST with a JSON message as the body.

DATA **SECURITY**

DATA SECURITY IS OUR NUMBER-ONE PRIORITY

We start with continuous PCI and EI3PA certification assessments from an independent third-party, Sword and Shield Enterprise Security. We then enlist the help of security expert Qualys to continuously monitor our security and compliance landscape across our entire platform.
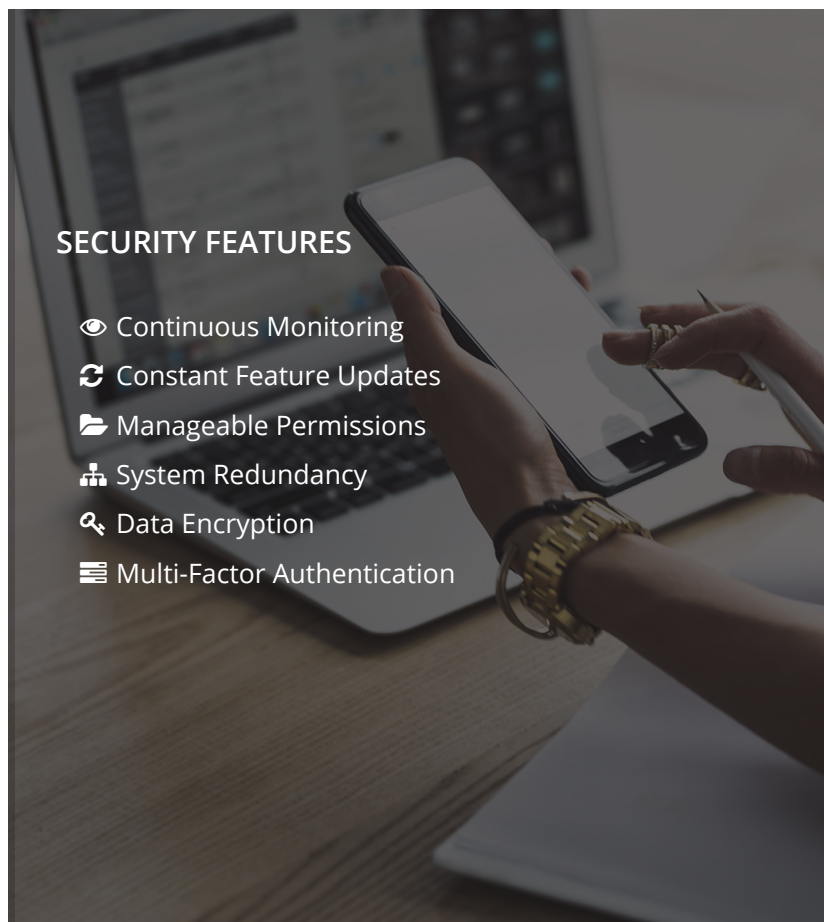
Our website is Hyper Text Transfer Protocol Secure (HTTPS) which is the secure version of HTTP, the protocol over which data is sent between your browser and the website that you are connected to. The 'S' at the end of HTTPS stands for 'Secure'. It means all communications between your browser and the website are encrypted.
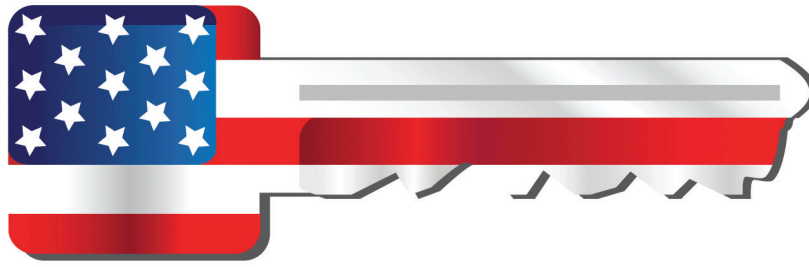
Users are required to change their password every 90 days per the credit bureau regulation.

Multi-Factor Authentication via text and email are used to verify identity before gaining access to our platform.

SECURITY FEATURES

- 👁 Continuous Monitoring
- 🔃 Constant Feature Updates
- 🗂 Manageable Permissions
- 🖧 System Redundancy
- 🔑 Data Encryption
- 🖳 Multi-Factor Authentication

TenantReports.com ™
TENANT SCREENING SERVICES

CUSTOMER SUPPORT

Live / Toll Free
Monday - Friday 9am to 8pm est.
Saturday 11am to 5pm est.

OTHER

Toll Free Phone. 855. 244. 2400
Toll Free Fax. 855. 244. 2401
Email. Info@TenantReports.com
Web. TenantReports.com