

FABCO

Tenant Screenings ♦ Service is our *Signature*

Rental Report

Our detailed rental report is what makes us the best choice in tenant screenings. It offers a thorough history of the applicant's residential records to help you find the best possible tenants.

Credit Report

Our credit reports are provided by the national credit bureau, TransUnion. The credit report provides you with a history of public records, collections, tradelines, and inquiries in an easy to read format.

Criminal Report

Our comprehensive national criminal reports offer you the most in-depth results in real time. This allows you to know who is applying at your property immediately without any extra hassle.



We provide the information you need in order to make the best choices about your tenants.

FABCO

MAIN: 538-5600 FAX: 326-0914

APRIL SHOWERS
** UNASSIGNED **

I-R SINGLE,INFILE,CREDIT,POLICE

08/18/2013 10:27 xw3 APPS 1

SSN: XXX-XX-4567
DOB: 05/05/1955

FABCO-INTERNAL TESTING
4640 EXECUTIVE DR
Columbus, OH 43220

6145385600

6145385622 (FAX)

RENTAL REPORT

FAB ALERTS

APRIL SHOWES
HOMER SIMPSON
APRIL SHOWER
JUSTIN TESTING
ARPIL SHOWERS

EVICTON FILINGS

DATE	DEFENDANT / SSN	PLAINTIFF / EVT ADDR	CASE #	1st CAUSE	2nd CAUSE
01/22/10	APRIL SHOWERS XXX-XX-4567	DUERST FAMILY LIMITED 1234 Hometown Blvd COLUMBUS OH 43220	M10CVG012347 FRANKLIN	POSSESSION	POSSESSION

THREE DAY NOTICES

BRICE GROVE PARK reported 05/12/2011
1234 Bus Stop Ln
CANAL WINCHESTER OH 43110
NON PAYMENT OF RENT

COLLECTIONS

SHOWERS A XXX-XX-4567 144146

CLIENT	RENTED ADDRESS	MOVE IN/ MOVE OUT	RENT/ REFURB	LATE CHARGE	SEC DEP	ORIGINAL	PAID	CURRENT
RENTAL DUERST FAMILY LIMITED	1234 Hometown Blvd	05/23/08	0.00	0.00	24.00	23.54	23.54	0.00
	PAID IN FULL	08/10/2009	47.54				02/03/10	
	Refurb Detail:	CLEANING	2.54					
		BLIND	35.00					
		CAULK	10.00					

CURRENT APPLICATION

PRESENT ADDRESS:
453 May St
FANTASY ISLAND IL 60750

PRESENT POE:
N/L

APPLICANT HISTORY

FORMER ADDRESSES:
05/13 1234 Main St COLUMBUS OH 43204
01/13 453 May St FANTASY ISLAND IL 60750
09/12 453 May St FANTASY ISLAND OH 60750

FORMER POE:
7/13 OAKWOOD MANAGEMENT VERIF: 7/13
Att
4/13 deepwood center VERIF: 4/13
4/13 CVS Pharmacy VERIF: 4/13

RESIDENCES

Reported:	MOVE IN	LEASE UP	MOVE OUT	RENT	SEC DEP	RENT DUE	REFURB	NOTICE
07/30/2010	01/01/04	01/31/05	07/07/07	\$3000.00	\$100.00	\$500.00	\$200.00	NO
	CHLD: *	PETS: 1						
Reported:	MOVE IN	LEASE UP	MOVE OUT	RENT	SEC DEP	RENT DUE	REFURB	NOTICE
03/01/2012	01/15/10	01/31/11	03/01/12	\$750.00	\$200.00	\$3000.00	\$0.00	NO
	CHLD: *	PETS: *						

INQUIRIES

FABCO-INTERNAL TESTING 6145385600 08/18/2013 ** UNASSIGNED **
FABCO-INTERNAL TESTING 6145385600 08/17/2013 ** UNASSIGNED **

FABCO

Rental Report ♦ Service is our *Signature*

FAB Alerts provides any name variations from previous screenings or reports as well as any different socials that are attached to the applicant.

Evictions show any eviction filings on the applicant in the past seven years. These filings include:

- Case number
 - Date of filing
 - Address of eviction
 - Landlord/company that filed
-

Three Day Notices report any notices given by landlords on the applicant for the past seven years. Three-day notices can be filed on our website and will instantly be placed on the individual's rental report.

Collections show any rental collections that the applicant has on file at FABCO. The collection portion of the rental report provides:

- The landlord's information
- The rented address on the collection
- Lease dates
- Break down of charges owed

An applicant may have a perfect credit score, but are they paying their landlords?

The most important piece of information provided by tenant screenings is an applicant's rental history. We make sure that we provide our clients with more than just a credit score. Our reports offer the best eviction and collection information in the business to help you keep bad tenants out.

Current Application shows the input information for the screening.

Applicant History provides a basic tenant summary and includes all of our records of the applicant's previous residences.

Inquiries show any other landlords that have screened the applicant in the past seven years.

- Helps to check if the applicant was approved or denied at other complexes
- Helps to find out if they were good tenants at past residences

APPLICATION FOR RENTAL
applicants (18 years or older) must complete a separate ap
LEASE START/TERM: DATE OF
LAST NAME PHONE EMAIL

CONSUMER CREDIT REPORT

<SUBJECT> SHOWERS, APRIL
<CURRENT ADDRESS> 453 MAY W ST., FANTASY ISLAND IL. 60750
<CURRENT EMPLOYER AND ADDRESS> OAKWOOD MANAGEMENT
<FORMER EMPLOYER AND ADDRESS> DEEPWOOD CENTER

<SSN> 850-65-4567
<DATE RPTD> 1/07
<VERF> <RPTD> 7/13 7/13

SPECIAL MESSAGES

****HIGH RISK FRAUD ALERT: INPUT SSN USED IN DEATH BENEFITS CLAIM FOR THOMAS SAMPSON.DOB:08/19/1891.DOC:12/01/1969.ZIP CODE LAST RESIDENCE IS 21212,MOST LIKELY BALTIMORE,MD

****SSN YEAR OF ISSUANCE : INPUT SSN ISSUED: 1936 - 1950; STATE: MD; (EST. AGE OBTAINED: -45 TO -30)***

MODEL PROFILE

***FICO CLASSIC 08: NOT SCORED: DECEASED ***

CREDIT SUMMARY * * * TOTAL FILE HISTORY
PR=1 COL=1 NEG=0 HSTNEG=0 TRD=3 RVL=0 INST=3 MTG=0 OPN=0 INQ=1

PUBLIC RECORDS

SOURCE	DATE	LIAB	ECOA	COURT	ASSETS	DOCKET#
Z 5012094	3/10R	\$3778	I	CI		009CVE48262
						HASTINGS MUTUAL INS CO

COLLECTIONS

SUBNAME	SUBCODE	ECOA	OPENED	CLOSED	\$PLACED	CREDITOR	MOP
ENHANCRCVRCO	Y 26MT002	I	11/10		\$748	11 SPRINT	O9B
38776052			12/10A		\$748	PLACED FOR COLLECTIO	

TRADES

SUBNAME	SUBCODE	OPENED	HIGHCRED	TERMS	MAXDELO	PAYPAT	1-12	MOP
ARRONRNTS	H 2BP1001	6/10	\$1502	24M110				I01
C12402879		3/11A	\$0					
I LEASE		3/11C	\$0	CLOSED				
ARRONRNTS	H 2BP1001	6/08	\$614	18M50				I01
C05458524		4/09A	\$0					
I LEASE		4/09C	\$0	CLOSED				
NATAUTOACPT	A 25T5001	9/05	\$7423	24M377		111111111111		I01
13426201		10/07A	\$0			111111111111		
I AUTOMOBILE		10/07C	\$0	CLOSED		23	0/0/0	

INQUIRIES

DATE	SUBCODE	SUBNAME	TYPE	AMOUNT
7/18/11	ZCO4139342	(DAY) FABCO		

CREDIT REPORT SERVICED BY :

TRANSUNION 800-888-4213
2 BALDWIN PLACE, P. O. BOX 1000,CHESTER, PA. 19022
Consumer disclosures can be obtained online through TransUnion at:
<http://www.transunion.com>

END OF TRANSUNION REPORT

FABCO

Credit Report ♦ Service is our *Signature*

Special Messages

Appear when relevant and help to confirm that the social security number on the credit report actually belongs to the applicant.

Model Profile

Shows the applicant's FICO score which ranges between 300-850.

Credit Summary

Provides a summary of the credit report details including:

- Public Records
- Collections
- Number of Negative Accounts
- History of Negative Accounts
- Tradelines
- Inquiries



Public Records primarily show civil judgments and bankruptcies.

Collections provide the date opened, the date verified, the beginning balance of the debt, and the present balance owed.

Tradelines report any lines of credit in the applicant's name along with a payment history on the account.

Inquiries show any other companies or organizations that have the applicant's credit. Inquiries usually appear on a person's credit report for two years.



CRIMINAL REPORT

NATION WIDE CRIMINAL

** CA: FABCO CSR will process. Will be returned in 2 to 3 business days

DEPT OF CORRECTIONS

** No Negative Information To Report

COUNTY

Offender Tracking Information System (OTIS) SHOWERS -219803-01177959-FH|MI (SHOWERS, APRIL)
Name: SHOWERS, APRIL DOB: 5/5/1955
Matched NAME DOB

Offense: 8/1/2000 LARCENY IN A BUILDING - ATTEMPT
Court File Number [REDACTED]
Minimum Sentence 1 YEAR
Maximum Sentence 15 YEARS
Sentence Status INACTIVE
Sentence Type PRISON SENTENCES
MDOC Number 219803
SID Number 1605187H
Conviction Type PLEA
Discharge Reason OFFENDER DISCHARGE
Current Status DISCHARGED
Discharge Date 2012-02-09
County OAKLAND
Image Date 2011-07-17
Offender Age 51

Offender Tracking Information System (OTIS) SHOWERS -219803-07217825-FH|MI (SHOWERS, APRIL)
Name: SHOWERS, APRIL DOB: 5/5/1955
Matched NAME DOB

Offense: 11/4/2007 POLICE OFFICER - FLEEING - THIRD DEGREE - VEHICLE CODE
Court File Number [REDACTED]
Minimum Sentence 1 YEAR 6 MONTHS
Maximum Sentence 15 YEARS
Sentence Status INACTIVE
Sentence Type PRISON SENTENCES
MDOC Number 219803
SID Number 1605187H
Conviction Type PLEA
Discharge Reason OFFENDER DISCHARGE
Current Status DISCHARGED
Discharge Date 2012-02-09
County OAKLAND
Image Date 2011-07-17
Offender Age 51

Offender Tracking Information System (OTIS) SHOWERS -219803-912425FH|MI (SHOWERS, APRIL)
Name: SHOWERS, APRIL DOB: 5/5/1955
Matched NAME DOB

Offense: 9/5/1989 EMBEZZLEMENT - AGENT SERVE EMP TRUST - ATTEMPT
Court File Number [REDACTED]
Minimum Sentence 2 YEARS 6 MONTHS
Maximum Sentence 5 YEARS
Sentence Status INACTIVE
Sentence Type PRISON SENTENCES
MDOC Number 219803
SID Number 1605187H
Conviction Type PLEA
Discharge Reason ADMINISTRATIVE DISCHARGE FROM PAROLE
Current Status DISCHARGED
Discharge Date 1996-04-14
County BERRIEN
Image Date 2011-07-17
Offender Age 51

FABCO

Criminal Report ♦ Service is our *Signature*



Any charges that appear on our criminal report are organized based on the type of offense:

- Department of Corrections
- County
- Arrest
- National Sex Offender

Each individual charge is highlighted to make reading the report quick and easy.

The report itself provides:

- The type of offense
- Status of the case
- Conviction date
- Offender information

FABCO utilizes two criminal database sources to ensure that our clients receive accurate and up-to-date records.

Nationwide Criminal

Our reports offer a complete records search in all 50 states, providing you with a extensive criminal background search across the nation.

This saves you time and money while ensuring that you receive a thorough background check on your applicants.

National Sex Offender

Along with our criminal report, you will have the option to request a *free* national sex offender report. These are provided upon request and automatically searches sex offender records of all 50 states.



FABCO Fast Facts

Applicant: **APRIL SHOWERS**
DATE: **05/05/1955**
Applied for Address: **ARKLOW**

Payment Risk

Monthly Income	4,300.00
Monthly Rent	950.00
Rent-To-Income Ratio	22.09%

Rental History

FABCO Rental Collections	1 **
Evictions	0
Inquiries	5
Three Day Notices	2
Tenant Reports	0

Credit Check

FICO Score	594
Credit History Points	+5

IN ADDITION TO THE FACTORS LISTED ABOVE, THE NUMBER OF INQUIRIES ON THE CONSUMER'S CREDIT FILE HAS ADVERSELY AFFECTED THE CREDIT SCORE.

Criminal Check

Records Found	10 **
Sex Offender Found	0

Decision

DECLINED

**** Denotes fields which were used in compiling the decision**

FABCO

FABCO Fast Facts ♦ Service is our *Signature*

Our Resident Approval Program can be set up through our website. Using this feature, you are able to customize your own approval program based on guidelines that characterize your ideal tenant.

Additionally, these guidelines can be given conditions to help specify what to do under special circumstances.



Fast Facts

We offer the option of receiving a FABCO Fast Facts report. This sheet shows a calculation of the applicant's rent-to-income ratio and summarizes each part of the screening report, making it easier to understand the details of the rest of the report.

In addition to the report breakdown, we offer a Resident Approval Program. Based on your personalized approval program guidelines, the Fast Facts sheet will indicate whether the applicant should be approved or denied.

FABCO

Customer Service ♦ Service is our *Signature*

What makes a good tenant screening company great?

Customer Service.

“The best way to find yourself is to lose yourself in the service of others.”

- Mahatma Gandhi

It is our belief at FABCO that our clients' needs come first. We go above and beyond by providing personal one on one assistance and we guarantee that each phone call will be answered by one of our team members that have been trained in all areas of tenant screenings and rental collections.



Technical support provided 7 days a week, 365 days out of the year.

“We’ve been working with FABCO for over 25 years. The apartment industry has changed quite a bit in those years and FABCO has helped keep us current with new screening criteria and regulations.

Many national screening companies have contacted us to present their products. However, we have always enjoyed the attention and face-to-face assistance that can be found in working with a local company.”

- Dana Moore, Director of Property Management, Oakwood Management



“To give real service you must add something that cannot be bought or measured with money, and that’s sincerity and integrity.”

- Douglas Adams

Signature Services

- Tenant screenings
- Rental collections
- Award-winning customer service
- Pre-employment screenings
- Customized approval systems
- Secure-plus password management
- On-going site training
- Free action letters
- Free notice to vacate
- Free nationwide sex offender searches
- Free tenant reporting

We offer diverse services to meet the many different needs of the rental industry.



FABCO

Recording the *Past* ♦ Protecting the *Future*

614-538-5600 (P)
614-326-0914 (F)

www.fabcogroup.com
www.facebook.com/FABCO1943

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