



tenantAlert 

Tenant Screening Simplified.

TenantAlert.com
866.272.8400

ABOUT US

TenantAlert specializes in custom tenant screening solutions to help you confidently rent to tenants. Rather than a one size fits all approach, we create what works best for you.

With over 25 years of experience, we have perfected tenant background screening, helping landlords and property management companies of all sizes identify reliable tenants.

We combine our experience with the flexibility of a start-up to program new features such as LeaseGuarantee, custom applications, APIs, and more.

At TenantAlert, we strive to build lasting relationships and efficient solutions for our tenant screening customers.

TABLE OF CONTENTS

- Available Reports
- Sample Credit Report
- How it Works
- Additional Features
- LeaseGuarantee
- Testimonials



25+ Years of Experience and Live Support

We are proud to say we have had live customer support since day one. If you or your staff need help placing an order or reading report results, we can help.



Integrated Online Rental Application Process

Integrate TenantAlert's reports into your current leasing workflow with our API, application link, and document management.



Nationwide and International Reports

Choose from dozens of reports to create a package that fits your tenant screening needs. Our system will instantly pull up red flag records.



Rental Income Protection

Get more protection than a security deposit with LeaseGuarantee which provides coverage up to \$10,000 for evictions, legal fees, and damages.

AVAILABLE REPORTS

Our tenant screening reports utilize nationwide databases consisting of billions of records, custom decision models, and summaries to help you make an informed decision quickly.

- ✓ **Nationwide Criminal Report**
Our instant search checks for misdemeanors and felonies. We have access to 500+ million criminal records.
- ✓ **Nationwide Eviction Report**
We use 38+ million civil records to find eviction judgments the credit bureaus do not provide on a credit report.
- ✓ **OFAC/Federal/Terrorist Report**
Information from government agencies helps you identify potentially high risk applicants. This report includes FBI Most Wanted lists, fraud, and other national security warnings.
- ✓ **Previous Address History**
Discover all addresses and alias names associated with your applicant's SSN. We use this list to accurately identify criminal and eviction records that may have otherwise been missed.
- ✓ **Sex Offender Search**
Keep your neighborhood safe by using our nationwide sex offender database.
- ✓ **SSN Verifier**
Know who you are renting to! Verify SSN status, date of birth, and name variations.
- ✓ **Employment Verification**
Verify salary, dates of employment, and other relevant info to determine whether your applicant can afford your rental.
- ✓ **Telecheck**
Uncover bad check writing using 51+ million records reported by hundreds of thousands of merchants.
- ✓ **Bank Verification**
Tell us where your applicant banks and we will confirm whether the account is in good standing, the current balance, and recent direct deposits.
- ✓ **Landlord Verification**
Our team makes multiple attempts to contact your applicant's previous landlord and asks them a series of questions meant to reveal whether your applicant was a good tenant.



Need to hire more members to your team? Use our employment background check platform, AGoodEmployee.com, to access the reports above plus these reports listed to the right.

- ✓ 10-Panel Drug Test
- ✓ Education Verification
- ✓ I-9 Verification
- ✓ Motor Vehicle Report

Reports include a consent form, job application, and pre-adverse/adverse action notice template!

- 
Credit Reports
 Select the credit bureau and score model of your choice or order all three with our tri-merge option.



- 
International Reports
 Obtain criminal, civil, and credit reports in 100 countries. Processing time and price varies by country.

- 
Canadian Credit Report
 Our partnership with Equifax gives you instant access to a Canadian credit report and score at an affordable price.

- 
Tax Liens, Bankruptcies, and Judgments Report
 Find out if your applicant owes taxes at the state or federal level. View bankruptcy details and civil judgments filed against your applicant that may not be on a credit report.

- 
Business Credit Report
 Renting to a business? Use our comprehensive reports to find the company's debt, payment history, risk of default, any active litigation, and fraud alerts.

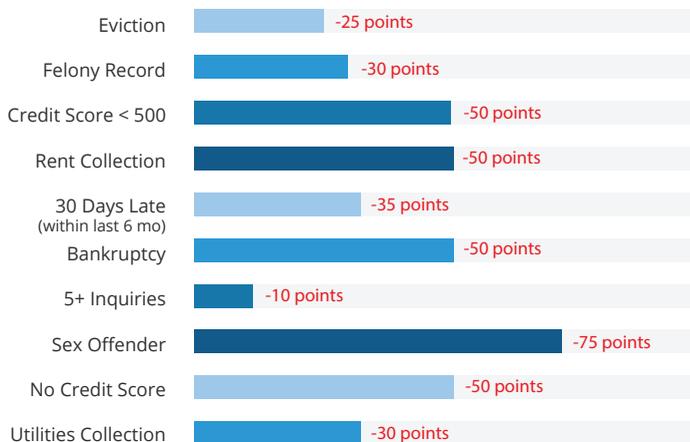
- 
County, State, and Federal Criminal Repository Search
 Some jurisdictions (such as the boroughs in NY) have limited criminal information available online. TenantAlert will work directly with these courts to obtain detailed criminal records within 3 business days.

TENANTSELECT DECISION

TenantSelect starts at 100 points and deducts points for negative criteria on the credit and background check. Customize how many points will be deducted and choose which criteria are important for your decision.



SAMPLE CRITERIA *



*You choose how many points are deducted for each item. Additional criteria available.

BACKGROUND CHECK SUMMARY

Quickly spot red flags and click any report to instantly view details.

BACKGROUND CHECK SUMMARY		
Credit Report	Complete	View 
Previous Address History	7 Records Found	View 
SSN Verifier	SSN Verified	View 
Criminal	1 Record Found	View 
Sex Offender	0 Records Found	View 
OFAC/Terrorist	0 Records Found	View 
Eviction	1 Record Found	View 
Telecheck	Declined, Do Not Accept Checks	View 
Landlord Verification	Complete	View 
Employment Verification	Pending (1-3 Business Days)	

SAMPLE CREDIT REPORT

TenantAlert's instant credit reports give you in-depth information about applicants in a printer friendly format.

Easy to Read Summary

Quickly view past due accounts, late payments, collections, total debt, and bankruptcies.

Past Due	Collections
Current: 1 Previous: 3 Amount: \$135 Last Time Late: 06/18 30 Days: 4 60 Days: 0 90 Days: 0	Collections: 1 Currently Owed: \$3,200 Charge Offs: 0

Public Records



Intuitive Score Chart

Easily decipher where your applicant's score ranks.

Detailed Personal Info

Find out where your applicant has lived, alias names, DOB, and SSN.

PERSONAL INFO

SSN: 327-82-XXXX
Other: 327-88-XXXX

Addresses

#2: 4320 MAIN ST, STE 402
CHICAGO, IL
Reported: 04/2016
(606) 321-1223

Red Flag Records

Uncover bankruptcies and tax liens, and find out how much is owed to collection agencies.

PUBLIC RECORDS

#1 CHAPTER 7 BANKRUPTCY
Court Name: AD ASTRA RECOVERY SERV
Court #: 3008203
Reference #: 0911426EWN
Plaintiff:
Remark:

COLLECTIONS

#1 Original Creditor: 09 HUMBOLDT PROPERTY
Current Balance: \$0
Original Balance: \$3,075
Collection Agency: STATEWIDECOL
Account Number: 277957
Remark: PLACED FOR COLL

Open/Closed Accounts

View current and closed loans, credit cards, and other credit accounts. Use the current balance, monthly payments, and the payment history chart to make an informed rental decision.

SANTANDER CONSUMER USA
Account #: 30000207297831000
Recent Balance: \$13,548
Monthly Payment: \$300
Terms: 75 MONTHS
Credit Limit: \$0
High Credit: \$18,548
Account Type: AUTO
Remark: ORIGINAL CREDITOR: HONDA

Payment History:

2018	2017
AUG JUL JUN MAY APR MAR FEB JAN	AUG JUL JUN MAY APR MAR FEB JAN
30 30	30 30
30 30	30 30

Credit Report for Jonathan Consumer

Created on 07/11/2018 Deletes on 09/11/2018

Past Due	Collections	Debt	Other
Current: 1 Previous: 3 Amount: \$135 Last Time Late: 06/18 30 Days: 4 60 Days: 0 90 Days: 0	Collections: 1 Currently Owed: \$3,200 Charge Offs: 0 Public Records Bankruptcies: 1 Tax Liens: 0	Total Debt: \$13,548 Payment/Mo: \$300 Mortgage: \$0 Revolving: \$0 Installment: \$13,548 Debt Ratio: 20% Available %: 1.91%	Total Accounts: 1 Inquiries: 3 High Credit: \$20,000 Credit Limit: \$20,000 Oldest Account: 10/01/99



Calculated with Experian VantageScore 3.0 Learn how the score was calculated. See Score Factors

PERSONAL INFO		
Name: JONATHAN ALEXANDER DOB: XXXXX/67	SSN: 327-82-XXXX Other: 327-88-XXXX	AKA's: JOHNNY D CONSUMER XXXX/67
Addresses		
#1 4320 FAIRFIELD AVE, APT 1234D CHICAGO, IL Reported: 2018 (606) 321-1223	#2 4320 MAIN ST, STE 402 CHICAGO, IL Reported: 04/2016 (606) 321-1223	#3 4320 MAIN ST, STE 402 CHICAGO, IL Reported: 04/2016 (606) 321-1223
Employers		
#1 UPS 456 MAIN AVE STE 1022 CHICAGO, IL Position: MANAGER Hired 2018	#2 JP MORGAN 168 FLOUNDER ST CHICAGO, IL Position: SUPERVISOR Hired 2018	#3 JP MORGAN 168 FLOUNDER ST CHICAGO, IL Position: SUPERVISOR Hired 2018

PUBLIC RECORDS		
#1 CHAPTER 7 BANKRUPTCY Court Name: AD ASTRA RECOVERY SERV Court #: 3008203 Reference #: 0911426EWN Plaintiff: Remark:	Reported to Bureaus: 05/01/2009 Liability: \$0 Status: DISCHARGED Status Date: 08/12/2009	

COLLECTIONS		
#1 Original Creditor: 09 HUMBOLDT PROPERTY MANAGEMENT Current Balance: \$0 Original Balance: \$3,075 Collection Agency: STATEWIDECOL Account Number: 277957 Remark: PLACED FOR COLLECTION, DISPUTED BY CONSUMER, ASSIGNED TO NEW CREDITOR; ORIGINAL	Assigned to Collections: 12/01/2016 Reported to Bureaus: 12/01/2016 Closed: 01/18/2017	

CREDIT ACCOUNTS		
#1 SANTANDER CONSUMER USA Account #: 30000207297831000 Recent Balance: \$13,548 Monthly Payment: \$300 Terms: 75 MONTHS Credit Limit: \$0 High Credit: \$18,548 Account Type: AUTO Remark: ORIGINAL CREDITOR: HONDA	Opened: 09/01/2017 Closed: Last Reported: 08/01/2018 Last Payment: 08/2018 Late Dates: 01/18, 03/18, 04/18 30 / 60 / 90: 4 / 0 / 0 Account Status: DELINQUENT 30 DAYS	
Payment History:		
2018	2017	
AUG JUL JUN MAY APR MAR FEB JAN	AUG JUL JUN MAY APR MAR FEB JAN	
30 30	30 30	30 30
30 30	30 30	30 30

INQUIRIES		
DATE	CREDITOR	DESCRIPTION
06/20/18	OLD NAVY	CREDIT CARD
11/14/17	CBNA	LOAN
08/06/17	PNC BANK	BANK
11/26/16	CHRYSLER	AUTO LOAN

SCORE FACTORS
A 400 score was calculated by the following factors:
TOO MANY INQUIRIES IN THE LAST 12 MONTHS
TOO MANY ACCOUNTS RECENTLY OPENED
NO RECENT REVOLVING BALANCES
TOO MANY CONSUMER FINANCE COMPANY ACCOUNTS

CREDITORS		
CREDITOR	PHONE	ADDRESS
AD ASTRA RECOVERY SERV	(310) 985-1234	7330 W 33RD ST N STE 118 WICHITA, KS 67205
CBNA	(310) 985-1234	8585 N STEMMONS Fwy DALLAS, TX 75247
PNC BANK	(310) 985-1234	PO BOX 965024 ORLANDO, FL 32896
CHRYSLER	(310) 985-1234	PO BOX 9500 WILKES BARRE, PA 18773

WARNING: SSN MISMATCH

HOW IT WORKS

There are several ways you can integrate TenantAlert into your tenant screening process. Pick what works best for you!



OPTION 1

Direct Search (Instant)
All accounts come with the option to enter your applicant's details by hand (name, DOB, SSN, and address) to get a full credit and background check in seconds.



OPTION 2

Application Link

- We'll provide you with an application link you can share with applicants.
- Post the link to your website, on rental ads, or text the link.
- We will notify you every time a new application is submitted.



OPTION 3

Direct Invite

- Log in to your account and enter your applicant's name and email.
- They will be sent a link to fill out an online application and pay (optional).
- We will notify you once the application is submitted.



OPTION 4

Fully Integrated API

- Your applicant applies on your website using your application.
- Your website communicates with TenantAlert to retrieve the report.
- The report is available in your TenantAlert account or your own portal.

API INTEGRATION BENEFITS

Your management team and applicants will never have to leave your website with our API. Set up is simple with our straightforward coding instructions. Plus, we provide a dedicated account manager to help your developers during and after integration.

- ✓ Tenants stay on your website.
- ✓ Clear coding instructions.
- ✓ Dedicated support during and after integration.

ADDITIONAL FEATURES

Make your leasing process seamless with TenantAlert's user-friendly features. Gather rental applications and payment, supporting documents, and signed leases from one source.

- ✔ **Unlimited User Accounts**
Create a login for each employee and customize their account permissions.
- ✔ **Unlimited Properties**
Add all your rental properties and easily filter applications by property.
- ✔ **Digital Invoicing**
A detailed statement and invoice are emailed to the property or corporate office.
- ✔ **Adverse Decision Letter**
Prepopulated and ready to print or email to any applicant you decline.
- ✔ **Custom Tenant Pay**
Want to charge a custom application fee? We'll bill the applicant and refund you the difference every month.
- ✔ **Custom Online Application**
Modify our online rental application or utilize our API to further customize the applicant's experience.

INTEGRATED LEASING FORMS WITH ADOBE E-SIGN

Easily turn rental applicants into tenants!



01 Provide Your Forms Once

We'll digitize your leasing forms and other documents to prepare them for dynamic data population.

02 Approve Your Applicant

Select the applicant(s) to approve and your forms are auto-populated. An email is then sent by us for their e-signature.

03 Store Signed Forms

Completed forms signed by all parties are distributed to the tenant and stored in your account for easy access.

DOCUMENT MANAGEMENT

Have applicants upload photos of support documents to their online application such as W-2s, driver's license, paycheck stubs, and whatever else you require. TenantAlert makes it easy for you to manage and track the leasing process from one location.



LEASEGUARANTEE

Recover rental losses from evictions, damages, and legal fees. Guarantee your tenant's lease today! Coverage ranges from \$1,000 to \$10,000.



Protect Your Rental Income

Get more protection than a security deposit, with coverage up to \$10,000 for court judgments.



Fill Vacancies Faster

Rent to applicants who are self-employed or have a low credit score. LeaseGuarantee reduces your financial risk.



No Cosigner Needed

Eliminate the need for a cosigner. LeaseGuarantee will pay you for court judgments related to tenancy.

PROTECT YOUR RENTAL IN 3 STEPS

LeaseGuarantee can be integrated into your tenant screening workflow.

01 Order a Credit and Eviction Screening Report

The LeaseGuarantee Analyzer will determine whether your tenant is eligible.

01

02 You or the Tenant Can Purchase

Select the level of coverage and decide who will pay. If it's the tenant, we'll contact them for payment.

02

03 Your Rental is Protected!

LeaseGuarantee covers all individuals on the lease up to the coverage amount you selected for 12 months and is renewable.

03

FAQ

How do I get reimbursed? Have your tenant sign a LeaseGuarantee addendum. Report any changes to the lease, late payments, notices, and court filings within 10 days. Submit and assign a monetary court judgment to LeaseGuarantee.

Will my tenant qualify for LeaseGuarantee? LeaseGuarantee uses an algorithm that analyzes the applicant's full credit and eviction history. Minimum requirements are set low.

If I have co-applicants do I need to get LeaseGuarantee for all of them? LeaseGuarantee covers all individuals on the lease agreement, so only one LeaseGuarantee per lease is necessary. At least one applicant on the lease must qualify.

COVERAGE STARTS AT

- \$199/yr for \$1,000 coverage
- \$299/yr for \$2,500 coverage
- \$598/yr for \$5,000 coverage
- \$897/yr for \$7,500 coverage
- \$1,196/yr for \$10,000 coverage

TESTIMONIALS

With over 25 years of experience providing high quality background and credit checks, TenantAlert can simplify your screening process. Don't just take our word for it, below are reviews from our clients that have used TenantAlert for a decade or more.

I have successfully transitioned 20 properties from several other credit agencies to TenantAlert. The staff has made themselves available for any questions we have had throughout the process and have even worked, when necessary, directly with my staff. As a result the transition has been seamless.

Maggie Nieves-Sosa
Director, Transfer Department
RoseTerra Management

During the past 15 years our company has used TenantAlert which offers high quality services to our company and our clients.

The biggest project we worked on was to give access to our clients to process their reports through the system without us getting involved. The result was impressive as almost 95% of our clients' reports go through the automated process.

Also, the customer service response has been fantastic all these years with no issues for clients and agents. We highly recommend their services and look forward to working on other projects.

Matt S Tsopanidis, Commissions Manager
The Corcoran Group

Turnaround time is quick, and you have online access to the accounts making our operation much more efficient. Customer service has been more than helpful during the transition period, and they are quick to respond to any inquiries. Overall we are very pleased with the service TenantAlert has provided.

Denise Lopresti Neibel
Assistant General Manager & Secretary
Breezy Point Cooperative, Inc.

We have been long time clients of TenantAlert and have been very satisfied with their level of efficiency and responsiveness. I honestly love the convenience and the ease with which you can navigate the site. It is also property specific so you know exactly which account to charge come billing time.

Besides being cost effective, reports are readily available so prospective tenants do not have to wait long to get approved and as landlords, you get to rent your unit faster.

Doris Albis
Westland Development Group, LLC

Thank you for the very positive relationship we have had with your company over the years. As you know our premier product ApplyPort is used by major property management companies in the New York City area. With API integration to TenantAlert our clients can generate customized credit reports in less than 60 seconds.

Our clients love it because their employees do not have to handle sensitive personal information. I recommend TenantAlert to any company that requires a fast, customizable and cost effective reporting solution.

Peter Frisbe, President
Onlinebuildings