

Note: This example is fictitious and intended only to illustrate the type of information provided by our rental history reports. To access information pertaining to your personal situation, you must first purchase a Rentcheck rental history product.



Richard Ireland

Consumer Rent Score® Report
Source: Rentcheck

Report is available until: 07/19/2013
Report Date: 06/19/2013

Personal Information

Name:	Richard Ireland	Current Address:	15 Riverdale CRT Fredericton NB E3B2N6 06/19/2013
Date Of Birth:	02/02/1970	Date Updated:	
Telephone:		Previous Address:	15 MYRTLE AVE CAMBRIDGE ON N1S2R8 06/19/2013
		Date Updated:	

Consumer Statement

None Reported

RENT SCORE: 900

Your rent score is 900
Based on your rental profile data,
this is a numerical depiction of
your tenant-worthiness



RANKING: 90%

Your RentScore ranks higher than 90% of the Canadian population
Based on your RentScore, this is how your standing compares to the rest of Canada.

SERIOUS IMPROVEMENT NEEDED

SOLD RECORD - Well Done!

0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

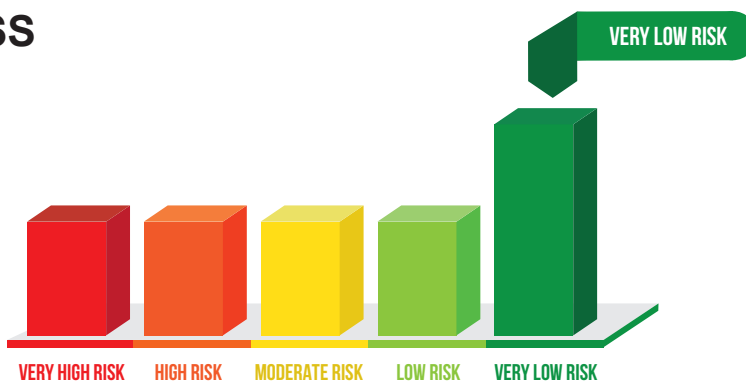
90%

TENANT WORTHINESS

Your tenant-worthiness rating is:

VERY LOW RISK

Based on your RentScore, this is how you maybe viewed from a housing provider's perspective.



Introduction

A RentScore is used to assess your housing payment patterns, debts owing and rental history. It ranges from 0 to 1000 and is calculated using a mathematical formula that measures data from your rental history file. Acquiring, maintaining, or improving your RentScore is important; not only is it used by housing providers, but mortgage companies, creditors, insurers, employers, utilities, and even governments are increasingly using it as well. A high RentScore ensures a better opportunity for you to successfully qualify for the rental home or apartment you really want.

When evaluating your potential tenancy-worthiness, landlords may use RentCheck's RentScore service. Having a high RentScore will greatly increase the probability of you receiving unconditional acceptance on rental applications and obtaining the rental unit you really want.

Overview

Well done! You have a **Very High** RentScore and should be able to qualify quickly for new rental accommodation. Your score shows that you pay rent responsibly and have managed your rented premises and financial obligations extremely well. Landlords use your RentScore, along with the application information you provide about your income, employment and debt status, to determine your suitability as a tenant. Maintain your excellent score by continuing to do what you're doing and you'll always be at or near the front of the line when applying for your ideal new rental home.

Clarification

Several factors help in determining your RentScore, but they vary in how much influence they may have. If your RentScore is very high, negative factors are likely to have less impact. For very low RentScores, however, the opposite is true; any negative factors will have a great impact on your rental performance.

1. **There are not enough property management or property owner company accounts in your rental history.** Add as many good rental accounts as you can to increase your score, no matter how small or brief. Removing rental accounts - especially older ones - can reduce your profile and harm your RentScore. The more history the better as your approval rate will be high since you moved in to those premises which increases a score. The more approvals just means you have a lot of positive inquiries backing up your good performance.
2. **Your rental account is in arrears.** Housing charge arrears, and any collection actions on your record suggest to potential landlords that you are spending more on rent than you can afford. Your primary strategy should be to consistently pay your rent in full and on time; and whenever possible, keep your rent payments below 35% of your available income. If bona fide termination notices or court eviction hearings have been filed against you by current or previous landlords and remain unresolved, you could see your RentScore drop sharply.
3. **There is too little recent activity on your rent report.** Again, paying your rent regularly and on time is vital in building a healthy rent profile. Landlords are better able to evaluate your tenant-worthiness when a rental history report contains adequate information about your current and past 2-year payment patterns. Rental accounts from the past 2-years are more relevant than older accounts as the RentScore is time-sensitive very old accounts hold much less weight than your current open account.
4. **Frequent moves result in tenancy histories that are too short.** When landlords must choose among many applicants for the same rental unit, the length and number of a prospective tenant's past residencies can become significant, even though it is not technically a factor in calculating your RentScore. Having lease terms of one year or more is ideal in helping to establish the stability of a renter which translates into stable revenue for the housing provider. It is very common for leasing specialists to choose prospective tenants with the most stable rental histories; so the rule-of-thumb is the longer, the better.

Additional Information (Disclaimer)

The RentCheck® RentScore® measures the quality of your life as a renter and is provided to help better understand how housing providers view an individual's tenancy status. It is not an endorsement or a determination of anyone's suitability for rental accommodation. Housing providers use rent reports and rent scores to help determine whether or not an applicant is suitable for a given rental community and whether the applicant will be able to pay the rent. However, each housing provider has specific procedures and requirements, so it should not be assumed that each applicant would receive the same evaluation. As part of the rental application process, housing providers will request and incorporate additional information provided by the potential tenant and may by this means obtain employment, co-signers and contact references. In addition, even if an individual is approved, the terms and conditions of a tenancy agreement or lease may vary from one housing provider to another. The information used to determine an individual's RentScore comes from RentCheck®, Canada's major rent bureau agency. Rent profiles are a compilation of rental history information that is reported to the rent bureau agency by various housing providers with which a tenant has or has had rental housing accounts. The information contained in an individual's profile reflects the latest information provided. If that individual recently made a rent payment, opened a new rental account, or authorized an inquiry, those changes and results may not be reflected in the rent report received, nor will they yet be reflected in the applicant's RentScore. Although your RentScore is updated immediately a change is made some changes need a maximum duration of 30 days to take affect. Also, dispute results - which may warrant a change to the rent file (but not the disputed items themselves) - are incorporated in a RentScore assessment. An individual's RentScore change immediately each time new information is captured that changes their rentlife record.

An Important Note: RentCheck is not connected in any way with Fair, Isaac and Company; our RentScore product is not a so-called FICO score. RentCheck's RentScore figures and rankings may not be identical in every respect to any other consumer scores produced by any other company.