



Resident **Data**
a ChoicePoint® Service

Your Properties... Your Rules... Your Decision.

Resident Data®, a ChoicePoint® Service, is a leading provider of screening services for the multi-family housing industry. With more than 100 years of collective management experience, we understand the challenges property owners and managers face on a daily basis—and we've built our system to address your needs and the unique requirements of each of your properties.

With Resident Data's product flexibility, comprehensive data and best-in-class service, you'll make informed decisions that maximize revenues and mitigate risk while streamlining the way you do business.

PRODUCT FLEXIBILITY

From search criteria to the delivery of information, Resident Data's rules-based system offers flexibility and choices. Simply tailor the system to suit the unique requirements of each property. Choose from more than 40 search criteria, such as timeframes, offense types, credit score versus income and debt versus rent income. Customize the system to local economies, occupancy rates, property type and more. Establish immediate rejection criteria for each application. Based on the criteria you select, you can develop a course of action – approved, approved with conditions, declined or further review – all based on your requirements. Resident Data can even automatically generate adverse action letters when necessary.



Resident Data



COMPREHENSIVE DATA

Backed by ChoicePoint, a leader in identification and credential verification services, Resident Data provides access to the information you need to make important decisions about your applicants and residents. From proprietary databases available only to Resident Data customers to critical public information, you can rely on data sources that are easy to access, constantly updated, and some of the most comprehensive in the industry.

- **Conduct thorough criminal searches** with data that covers 40 states of criminal records and 48 states of sex offender data. The ChoicePoint National Criminal file is the largest in the country, containing more than 200 million convictions associated with more than 62 million unique individuals. Approximately 22,000 records are added daily, 1000 of which are proprietary.
- **Access comprehensive credit data** from any of the three major credit bureaus.
- **Identify outstanding landlord and utility debt** through personal reviews of credit files.
- **Reduce losses with access to proprietary eviction data** updated daily, covering more than 3000 counties and parishes and including initial filings, judgments and possessions.
- **Prevent fraud with Social Security number verification** that delivers names and aliases associated with each SSN, and uncover additional eviction data not found in credit files.
- **Reduce bad debt with our Online Collections Database, Prior Application Searches, and SkipWatch™**—a peer information exchange that provides the timeliest information on skippers, consistent late payers and other undesirable behavior.
- **Continuously screen residents through the lease term** to protect your property and residents and meet increasingly strict safety ordinances.

BEST-IN-CLASS SERVICE

Resident Data strives to deliver the most comprehensive screening solution and equally superior support. According to our customers, who voted us a top provider of resident screening services, we're doing something right. As a Resident Data customer, you'll enjoy in-person and online training as often as needed and a high-touch service team available seven days a week.

Resident Data also partners with fellow industry leaders to provide a solution that fully addresses the entire applicant screening process—from automatically generated adverse action letters to integrations with major property management systems.

To learn more about how Resident Data can help in your efforts to improve your community, please contact us at 800-487-3246 ext. 6 or sales@residentdata.com.

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