

# LEASE WITH CONFIDENCE

## Resident Screening



It takes accurate information, objective assessment and instant decisions to maximize occupancy and reduce bad debt risk in today's housing industry. The FasTRAK renter assessment program is an advanced, predictive, applicant scoring system that puts the power of informed leasing decisions in your hands.

The FasTRAK renter assessment program provides you with the ability to set your own custom criteria for approving applicants. Trak-1's applicant scoring system analyzes criminal

history, identity, bad check writing patterns, evictions records, rent-to-earnings ratio, and credit data before returning instant decisions that meet the criteria you established for your property.

Your criteria can be adjusted to account for changes in occupancy, economic situation, and risk tolerance. With Trak-1's system, you can be assured that your leasing agents are making quick and objective decisions based on your criteria.

- Protect your residence and property.
- Reduce costly evictions.
- Avoid discrimination lawsuits.

### Use Trak-1 to:

- Access the fastest and most intuitive rental applicant decision model on the market.
- Obtain information from over 1 billion records, nationwide.
- Customize an objective, instant decision model.
- Identify sexual offenders to protect communities.
- Confirm identities through Social Security Number checks.
- Assess nationwide eviction and bad check reports.
- Appropriately assess credit to reduce risk.
- Receive comprehensive, informative management reports.
- Screen for criminal records across multiple states.



## Did You Know?

The average eviction can cost a landlord anywhere from \$2500–\$5000, based on lost rent, marketing, court costs, etc.

### Who is Trak-1?

Founded in 1997, Trak-1 is a full-service background screening company. As an emerging national leader in background checks and pre-employment screening, Trak-1 is committed to providing our customers with exactly what they need, when they need it, without breaching individual rights to privacy.



### Corporate Office

7131 Riverside Parkway  
Tulsa, OK 74136  
Local: 918.779.7000  
Toll Free: 1.800.600.8999

### Trak-1 Solutions:

#### Resident History

- Access applicant rental history including lease dates and fulfillment.
- Verify lease payment history, late payments and number of insufficient funds.
- Obtain confirmation of pets, roommates, and general resident recommendation.

#### Employment History

- Confirm present and previous employment history.
- Verify monthly income to determine accurate income-to-rent ratio.

#### Criminal Record Searches

- Access over 1 billion criminal records, nationwide.
- Search criminal records instantly from 46 states plus Washington, DC.
- View sex offender reports for all 50 states with instant results.
- Use a variety of terrorist, most-wanted, Interpol and narcotics database reports.

#### Credit Reports and Other Financial Records

- Utilize credit reports in full compliance with FCRA.
- View credit rating and bankruptcy history.
- Identify bad check writing patterns instantly nationwide.

#### Risk Analysis Tools

- Customize our scoring model to fit your specific requirements.
- Provide instant recommendations to leasing staff.

#### Management Reports

- Review property marketing and advertising trends.
- Analyze acceptance rates and decision criteria.
- Ensure leasing staff compliance.
- Gauge the impact of adjustments on decision criteria.

#### Eviction History

- Avoid leasing to tenants with a history of evictions.
- Research statewide civil eviction filings.
- Cross-reference additional states' civil eviction filings.

### Resident Screening Benefits:

#### Increase Profits

- Improve overall net operating income.
- Maximize your occupancy.
- Reduce bad debt.

#### Reduce Risk

- Protect the community from criminals.
- Minimize risk of litigation due to negligence.
- Reduce exposure to Fair Housing lawsuits.
- Benefit from automated solutions that are compliant with FCRA, FTC, Federal and State requirements.

#### Improve Efficiency

- Analyze results in less than 30 seconds.
- Make less subjective, more consistent decisions.
- Be confident in high quality, up-to-date criminal records data.

### The Trak-1 Benefit:

- Over 1 billion records, nationwide
- Customers and expertise in all 50 states
- Comprehensive, customizable solutions
- Industry-leading turnaround times and an array of instant reports
- Superior research and accurate information
- Intelligent screening reports in usable formats
- Unparalleled technology and exceptional customer service
- Millions of reports processed annually for clients all across the U.S.
- Integration with applications in many industries
- Unquestionable integrity and expertise in legal compliance issues

Call 918.779.7000 today for a free risk management consultation or visit us online at [www.trak-1.com](http://www.trak-1.com).

**trak-1**  
TECHNOLOGY  
[www.trak-1.com](http://www.trak-1.com)