

+ RESIDENTIAL ADVANTAGE



Find qualified residents while protecting your property.

As a property owner or manager, you need to find renters to fill your properties, but not just anyone will do. You want to find qualified applicants, and move them quickly through the process to become renters, all while protecting your property from the losses that can come from bad debts, skips, and evictions. But most importantly, you want to help provide a safer community for all your residents to enjoy.

You need a resident screening solution that provides a wide range of services to help you mitigate your risk, maximize your revenues, and optimize your processes.

Screening solutions designed to meet your needs.

First Advantage offers one of the most comprehensive resident screening and collections services available for the multi-family market.

We enable property owners and managers to effectively evaluate residents during the application phase, monitor them after move-in, and locate them, if necessary, after they've moved out.

Residential Advantage provides you with full-service solutions and allows detailed tracking down to the property level, giving you:

- The ability to use a centralized process across all of your properties, or to configure the screening process for each individual property.
- The ability to establish immediate rejection criteria for those screening categories that you find to be most important for each application, such as eviction data, utility or landlord debt, a criminal record or an apartment collection file.
- The ability to use different qualifying guidelines for each property based on property type and demographics, which provides flexibility for income, credit worthiness, etc.
- Comprehensive management reports that support decision-making, such as portfolio, regional, and property-level reports; applicant credit score statistics; demographic trend analysis using an applicant's zip code, income, and credit quality over time; application traffic trends and rates; and more.



First Advantage

A Symphony Technology Group Company

INFORMATION YOU NEED. PEOPLE YOU CAN TRUST.

+ RESIDENTIAL ADVANTAGE



Proprietary databases protect your property and your residents.

With our resident screening solutions, you'll quickly turn qualified applicants into residents and help protect your property. Our extensive collection of public and proprietary data sources enables you to identify problem residents who otherwise might not be found through traditional searches, avoiding financial losses and limiting your property's exposure to liability.

Credit and Collections

- In a single year, we saved our customers approximately \$6 million by identifying unqualified applicants through our proprietary collections database.
- Unlike with some screening services, when we search credit history for you we allow you to select credit reports from any or all of the three major bureaus, giving you the choice to use the bureau that is prominent where your properties are located, and we offer credit report reviews to locate landlord or utility debt.

Skips

- Since its inception, our SkipWatch Resident Database has identified tens of thousands of records of unqualified applicants who had applied at other properties serviced by us.
- Through our SkipWatch Resident Database, property managers and owners from more than one million units nationwide share information about residents who allegedly have violated leases, continuously pay late, skip out on amounts owed or falsify information.

Evictions

- Using our proprietary eviction database we recently found that approximately 77 percent of the applicants we identified with an eviction record did not have one on record in their credit file, since many evictions are not properly reported to credit agencies.
- Our extensive and growing eviction database is updated daily with initial filings, possessions and judgments gathered nationwide.

Criminal Files

- Our National Criminal File is the most comprehensive criminal file available, with more than 400 million criminal records representing more than 100 million individuals, and approximately 6,000 records being added daily.
- We can locate criminal records associated with potential residents through our National Criminal File and sex offender databases, even if they falsify their address history.

Ongoing screening supports your continued success.

A resident approved at the time an application is submitted could become a liability months later. With our Resident Watch we use the same powerful criminal, sex offender and eviction* data used during the initial screening to automatically continue monitoring each resident throughout the life of the lease. (*Eviction will only be initiated in the first screening 30 days after move in; criminal and sex offender will continue throughout the lease.)

- Focuses specifically on criminal searches, and ensures that registered sex offenders do not continue to reside in federally assisted housing.
- Assists you in identifying potential non-renewals earlier, so you can fill vacancies sooner.
- Helps in your efforts to improve safety for your apartment community and minimize your exposure to risk.
- Established at the time of application, searches occur automatically every 30 days, requiring virtually no ongoing effort from property managers and owners.
- Meets the HUD renewal requirements by rescreening residents at lease renewal.

We can help. For more information, contact First Advantage today:

Call +1 844.717.0510
Email solutions@fadv.com
Visit fadv.com

As the trusted partner of over 35,000 organizations worldwide, we at First Advantage provide easy-to-understand background screening results so you can confidently make decisions about prospective employees, vendors and renters. Not only does this safeguard your brand, but you also arrive at dramatically better background insights – insights you can rely on.

It's time to partner with First Advantage. Now in 26 locations, 14 countries and conducting over 55 million international background screens on 17.2 million applicants annually. **Trusted Knowledge.**

Exceptional People.



First Advantage

A Symphony Technology Group Company

FADV.com