



# Residential Advantage

Find quality residents while protecting your property

## A Total Solution

As a property owner or manager, you need to find qualified applicants, quickly move them through the screening process and protect against losses related to bad debts, skips, and evictions—all while fostering a safe community for all your residents to enjoy.

With Residential Advantage, we offer a wide range of resident screening services to help you mitigate risk, maximize revenues and optimize processes.

## Flexible, Configurable Services

Residential Advantage enables property owners and managers to evaluate residents during the application phase, monitor them after move-in, and locate them, if necessary, after they've moved out. You get a full-service solution that gives you the ability to:

- Centralize the screening process across all properties or configure a process for each individual property.
- Establish immediate rejection criteria for screening categories deemed to be most important for each application.
- Use different qualifying guidelines for each property based on property type and demographics.
- Access comprehensive management reports that support decision-making, such as portfolio, regional and property level reports; applicant credit score statistics; and more.

**36.6%**

Percent of U.S. households who rent their home<sup>1</sup>



**1.2 million**

Number of households living in public housing units<sup>2</sup>



**About 1 million**

Number of American households that received an eviction judgment in 2016<sup>3</sup>



1 <http://www.pewresearch.org/fact-tank/2017/07/19/more-u-s-households-are-renting-than-at-any-point-in-50-years/>

2 [https://www.hud.gov/topics/rental\\_assistance/phprog](https://www.hud.gov/topics/rental_assistance/phprog)

3 <https://www.nytimes.com/interactive/2018/04/07/upshot/millions-of-eviction-records-a-sweeping-new-look-at-housing-in-america.html>



Our extensive collection of public and proprietary data sources enables you to identify problem residents who otherwise might not be found through traditional searches, which can help you avoid financial losses and limit your property's exposure to liability.

### Access Proprietary Data

With Residential Advantage, 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, which can help you avoid financial losses and limit 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 other screening services, we allow you to select credit reports from all three major bureaus, so you can use the bureau that is prominent where your properties are located. We also 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 1 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 an eviction 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 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

A resident approved at the time an application is submitted could become a liability months later. With Resident Watch, we use the same powerful criminal, sex offender and eviction\* data used during the initial screening to automatically monitor 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.

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

Call: 844.717.0510

Email: [resident.solutions@fadv.com](mailto:resident.solutions@fadv.com)

Visit: [fadv.com/resident](http://fadv.com/resident)