HOW TO READ A CREDIT REPORT



1 IDENTIFICATION

Applicant/Consumer information entered by requestor is displayed at the top of the report. Will state if the SSN matches – the number preceding is a code, NOT any part of the SSN. Lists the name, address and telephone number of the Credit Bureau who provided the report.

2 PERSONAL INFORMATION

Information provided by the credit bureau:

- Consumer's name
- Date of birth (DOB)
- Masked Social Security number (SSN)
- Current & previous addresses and dates that were reported to the bureau

3 AKA'S

This section lists any Aka's/Alias or Former names used by the consumer, as previously reported to the credit bureau.



This section provides you with the name of the consumer's employer or occupation, date employed, and dates employed. It may also provide up to two previous employers. This is a rarely-updated piece of information.

5 SCORING

The FICO/Vantage credit scoring system identifies creditworthy customers and predicts the likelihood of serious credit risks. In addition, Credit Scores may return up to four "reason statements" or "factors" that most affect an individual's score.

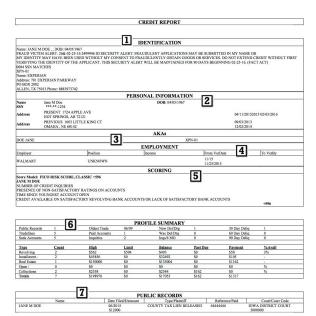
6 PROFILE SUMMARY

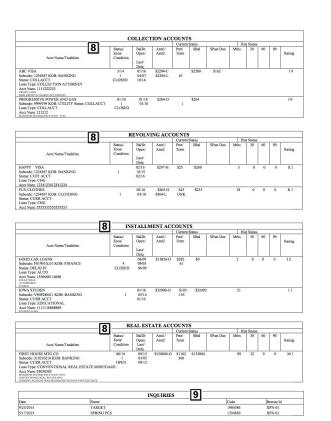
Provides a "snapshot" of all activity on the applicant's credit report such as:

- Public Records
- Oldest Tradeline
- Number of Accounts, including the number of accounts paid, now delinquent or was delinquent.
- Historical Payment History (number of accounts 30, 60 or 90 days late).

The profile summary also provides a breakdown by type of debt

- Number of accounts
- Highest Balance
- Current Balance
- Past due amount
- Monthly payment
- Available revolving credit (expressed as a percentage)







7 PUBLIC RECORDS

This segment provides you with detailed information on any Public Records (Court Judgments, Bankruptcies, Tax Liens). It includes:

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- Name of Defendant it
- Date filed
- Amount of Judgment
- Type of Record
- Name of Plaintiff
- Case Number
- Satisfied/Paid date if no date, then is unpaid
- Name of court where suit was filed

8 COLLECTION, REVOLVING, INSTALLMENT, REAL ESTATE ACCOUNTS

<u>Collection account</u>-provides you with detailed information on any Collection Accounts.

<u>Revolving account</u>-allows you to borrow an amount up to a specific limit. The payment amount on a revolving account varies depending on how much you borrow. Examples of revolving accounts include credit cards, home equity loans, and accounts with overdraft protection.

Installment account-has a specific amount of money borrowed with set payments on the account. When you take out the loan, you know the amount of the payment and how many payments you'll need to make to pay off the account. Examples of installment accounts include car loans and student loans. **Real estate**-installment loan which uses real estate property as collateral.

Trade information on all types of accounts include:

- Acct Name/Tradeline Collector/Debtor Name, Subcode, and Kind of Business and Account Number
- Status/Ecoa/Condition Status Date, ECOA-A code describing the applicant's responsibility for the account per the Equal Credit Opportunity Act, and Condition of the account
- Balance Date, Opened Date , Last Payment Date
- Amount \$ amount listed followed by a letter (O=Open, L=Credit limit, H=High balance, C=Initial Chargeoff, Blank is unknown)
- Payment amount if any and term of account
- Current Balance
- Past Due Balance
- History Status lists how many times a payment was 30, 60 or 90 days late
- Rating Rating of accounts consist of a letter and a number (I=Individual, R=Revolving Credit, M=Mortgage, O=Unrated, 0=not enough history, 1=good, 2-9=negative, with 9 being collection)
- History Status lists how many times a payment was 30, 60 or 90 days late

9 INQUIRIES

This section displays which companies have viewed the applicant's credit file over the last 2 years. Includes date the inquiry occurred, name of the company doing the inquiry and the customer number for that company.

APPENDIX: Credit Report requently used Abbreviations/Codes

Account Condition, Payment Status Abbreviations & Public Record Glossary:

BKLIQREO – Debt included in or discharged through Chapter 7, 11 or 12 Bankruptcy

CHARGOFF - Unpaid balance reported as a loss by the credit grantor

CIV CL JUDG - Civil claim judgment

CIV CL SATIS - Civil claim judgment satisfied

COFF NOW PAY - Now paying, was a charge-off

COLLACCT – Account seriously past due/account assigned to attorney, collection agency or credit grantor's internal collection department

CURR ACCT - Account in good standing

CURR WAS 30-3 – Current account was 30 days past due date 3 times

CURR WAS COLL – Current account/was a collection account, insurance claim, Government claim or terminated for default

DELINQ 60 - Account 60 days past due date

FED TAX LIEN - Federal tax lien

FED TAX REL - Federal tax lien released

FOREPROC - Foreclosure proceeding started

GOVCLAIM – Claim filed with government for insured portion of balance on loan

NO STATUS - No status reported

REFINANC – Account renewed or refinanced

REPOSSES – Merchandise taken back by credit grantor/there may be a balance due

SCNL - Credit grantor cannot locate consumer

SETTLED – Account legally paid in full for less than the full balance

SM CL JUDGMNT - Small claims court judgment

STATE TAX LN – State tax lien

TRANSFER - Account transferred to another office

VOLUSURR - Voluntary surrender

30 DAY DEL - Account 30 days past due (or 60, 90, 120, etc)

30 2 TIMES - Account 30 days past due 2 times



LOAN TYPES:

AUL – Auto lease
AUT – Auto loan
BCC – Business credit card – revolving terms
C/S – Child support
CEL – Telecommunications/cellular
CHG – Revolving charge account
CLS – Credit line secured – revolving terms
COL – Collection dept/agency/attorney
CRC – Credit card
DCS – Debt counseling service
EDU – Educational loan
HEI – Home equity
H/I – Home improvement loan
ISC – Installment sales contract
LEA – Lease
M/H – Manufactured home
MED – Medical debt
NTE – Note
R / C – Conventional real estate mortgage
R/E – Real estate, specific type unknown
R/F – FHA real estate mortgage
R/O – Real estate mortgage – with/ without other collateral, usually a 2nd mortgage
R/S – Second mortgage, terms in years
RCK – Returned check
REN – Rental agreement
\mathbf{SCC} – Secured credit card – revolving terms
SDL – Government-secured direct loan
SEC – Secured loan
TSL – Timeshare loan
TXC – Tax collection
UNK – Unknown – extension of credit, review or collection
UNS – Unsecured loan
UTI – Utility company

APPENDIX: Credit Report frequently used Abbreviations/Codes

KOB – Kind of Business codes

AC Auto leasing AN Automobile dealers, new AU Automobile dealers, used **BB** All banks – nonspecific BC Bank credit cards **BI** Bank – installment loans BM Bank - mortgate department **BS** Savings bank CG General clothing store **DC** Complete department stores **EC** Colleges EL Student loans **EU** Universities **EZ** Education – nonspecific FA Auto finance companies FB Mortgage brokers FC Credit unions FL Savings and loans - mortgage FM Mortgage companies FP Personal loan companies FR Mortgage Reporters FS Savings and loan companies FZ Finance companies nonspecific HA Appliance sales and service HC Carpets and floor coverings HF Home furnishing stores **HR** Furniture rentals HZ Home furnishings nonspecific **JA** Jewelers JP Computer sales and service ND Credit card – department store NF Credit card – finance company OC Oil company credit cards

PM Check cashing services **PS** Employment screening **RA** Apartments **RC** Office leasing **RD** Mobile home dealers **RE** Real estate sales and rentals **RP** Mobile home park **RR** Property and property management company **UA** Water utilities UC Cable TV providers UE Electric light and power company UG Gas company, natural and bottled UL Long distance phone company **UP** Cellular and paging services US Satellite TV/direct broadcast providers UT Local telephone service provider **UW** Wireless telephone service provider VC City and county **VF** Federal government VK Child support services VS State government **YB** Collection department – bank YC Other collection agencies **YD** Collection department – department store YF Collection department loan company **YL** Collections attorney YZ Collections – nonspecific **ZT** Tenant screeners reseller

ECOA – Equal Credit Opportunity Act

tenant

The code describing the applicant's association/responsibility on the account:

1 – Individual: This individual has contractual responsibility for this account and is primarily responsible for its payment.

2 – Joint Account: Contractual Responsibility: This individual is expressly obligated to repay all debts arising on this account by reason of having signed an agreement to that effect. There are other people associated with this account who may or may not have contractual responsibility.

3 – Authorized User: This individual is an authorized user of this account; another individual has contractual responsibility.

4 – Joint Account: This individual participates in this account. The association cannot be distinguished between joint account – contractual responsibility or authorized user.

5 – Cosigner: This individual has guaranteed this account and assumes responsibility should signer default. This code only to be used in conjunction with code 7 signer.

6 – On Behalf Of: This individual has signed an application for the purpose of securing credit for another individual, other than spouse.

7 -Signer: This individual is responsible for this account, which is guaranteed by a cosigner. This code is to be used in lieu of codes 2 and 3 when there is a code 5 cosigner

Note: This document is provided only to assist users in reading the consumer reports provided by Tenant Data. It is not intended to be authoritative, and may not reflect the most current information available.