

Experian RentBureau rental history data

The best leasing decisions begin with the best data



The practice of leveraging rental payment data to enhance the resident screening process is critical to identifying the highest-quality resident before a lease is signed. Experian RentBureau rental payment history data provides detailed rental payment and collection histories on prospective residents so you can make better leasing decisions by both identifying risky residents and accepting more good residents at the point of application.

Instant insight into new rental applicants

By incorporating rental payment data in your screening decisions, you benefit from the largest and most widely used credit reporting agency for the multifamily industry and gain access to updated and detailed positive and negative rental payment data on prospective residents such as:

- Applicant identifying information
- Property information
- Lease detail, including terms
- On-time and late payments

- Bad checks and/or insufficient funds
- Outstanding balances/write-offs
- LEMO – Left early, money owed indicator
- Previous collections activity

Unlock the power of rental payment data

Incorporating this rich data into your screening process can help to:

- **Reduce bad debt** — Use previous write-off and collection amounts to determine if a prospective resident is likely to leave owing you money
- **Prevent future skips** — Leverage begin and end lease dates to avoid the mistake of leasing to someone attempting to skip at another property
- **Approve more applicants** — Reduce conditional approvals and increase automatic approvals based on rental payment history for those with little or no credit history
- **Minimize costly evictions** — Using up-to-date rental data, identify risky residents before they sign a lease
- **Reduce administrative costs** — Remove the need for time-consuming manual verification of payment histories by on-site leasing staff

The process of sharing and leveraging rental payment data

Experian® RentBureau® interfaces directly with a community's property management software to receive detailed rental payment history on a community's residents, such as lease start and end dates and bad-debt balances for potential skips and risky residents. Once reported to Experian RentBureau, this information is immediately available to other property managers through Experian's resident screening partners.

To find out more about how incorporating Experian RentBureau rental payment data into your screening process can benefit your business, contact your local resident screening representative.

"Now that we have access to current, accurate information, we can make better decisions on accepting 'healthy risk' applicants. We know that we are accepting 12 percent more applicants based on their rental history data than just on credit history alone."

— **Property management executive**