

TENANT SCREENING REPORT

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Property Manager

APPLICANT SUMMARY

APPLICANT INFORMATION

NAME	SSN	XXX-XX-1234	✓ VERIFIED
JOHN APPFOLIO	DOB	04/06/1975	
	CURRENT ADDRESS	1951 MADISON ST., WITCHITA, KS 87278	
	PREVIOUS ADDRESS	1016 HILL ST. TOPEKA, KS 66614	

CREDIT SUMMARY

FICO Score
480

The credit report includes 3 potentially negative items.

TRADES	ESTIMATED MONTHLY PAYMENT	DELINQUENCY HISTORY (2 YEAR)	COLLECTION ACCOUNTS
TOTAL 9	\$406	30+ DAYS 10	0
OPEN 0	TOTAL PAST DUE AMOUNT	60+ 10	COLLECTIONS BALANCE
NEGATIVE 3	\$880	90+ 5	\$0

NEGATIVE TRADES SUMMARY (3)

CREDITOR	TYPE	LAST UPDATED	STATUS	HIGH BALANCE	PAST DUE AMOUNT	CURRENT BALANCE
BANK OF AMERICA	Revolving	01/12/2013	Past Due	\$3,173	\$468	\$3,173
BANK OF AMERICA	Revolving	01/27/2013	Past Due	\$2,706	\$289	\$2,706
CHASE	Revolving	02/04/2013	Past Due	\$8,200	\$123	\$1,789

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RENT PAYMENT SUMMARY

 **4**

The RentBureau report includes 4 potentially negative items.

TOTAL PROPERTIES	PAYMENT HISTORY (2 YEAR)	TOTAL AMOUNT OUTSTANDING
4	On-time 14	\$3,700
TOTAL NEGATIVE ITEMS	Delinquent 2	
4	Write-offs 2	

NEGATIVE TRADES SUMMARY (4)

CREDITOR	DATE	STATUS	TOTAL OUTSTANDING
Apartment Company	07/27/2012	Write-Off	\$500
Compliant Homes of Tomorrow	01/27/2012	Write-Off	\$1,100
Collection Agency Name	08/05/2012	In Collections	\$1,000
Collection Agency Name	03/07/2012	In Collections	\$1,100

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EVICION HISTORY

 **2**

2 events reported.

FILING DATE	JUDGEMENT AMOUNT	ADDRESS	PLAINTIFF
09/16/2013	\$683	11459 N 28TH DR WITCHITA, KS 67278	REAL ESTATE, LLC
03/11/2011	\$0	8450 N 67TH AVE #207 WITCHITA, KS 67278	ONCE PROPERTY MGMT

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CRIMINAL HISTORY



5 or more events reported.

DATE	OFFENSE	COURT/LOCATION	DISPOSITION
10/23/2013	VICTIM OVER 65 ENHANCEMENT	KS DEPT OF CORRECTIONS, KS	CONVICTED
10/23/2013	BATTERY CAUSING SUBST HARM	KS DEPT OF CORRECTIONS, KS	CONVICTED
10/23/2013	GRAND LARCENY	KS DEPT OF CORRECTIONS, KS	CONVICTED
10/23/2013	FRAUDULANT ACTION TO OBTAIN WELFARE	KS DEPT OF CORRECTIONS, KS	CONVICTED

[Showing 4 of 5 or more](#)

REPORT DETAILS

INFORMATION REPORTED BY EXPERIAN

701 Experian Parkway
P.O. Box 2002
Allen, TX 75013

Phone: 1-888-397-3742

<http://www.experian.com/reportaccess>

APPLICANT	JOHN APPFOLIO / JOHNATHAN APPFOLIO
DOB	04/06/1975
CURRENT ADDRESS	1951 MADISON ST., WITCHITA, KS 87278
PREVIOUS ADDRESS	1016 HILL ST. TOPEKA, KS 66614
PREVIOUS ADDRESS	
EMPLOYER	TARGET, INC.

FRAUD SEARCH

SSN Match OK

CREDIT SCORE FACTORS

Provided by Experian

CONTRIBUTING FACTOR 1	Serious delinquency and public record or collection filed
CONTRIBUTING FACTOR 2	Time since delinquency is too recent or unknown
CONTRIBUTING FACTOR 3	Number of accounts with delinquency
CONTRIBUTING FACTOR 4	Length of time accounts have been established

EVICION AND CRIMINAL DATA SOURCES

Our nationwide criminal and eviction scans are pulled from hundreds of national, state and county courts across the U.S., including OFAC and Sex Offender Databases.

Please note that reporting of criminal and unlawful detainer records is based upon limited identification information and varies according to restrictions placed on reporting by the different court jurisdictions. While AppFolio has applied industry best practices in the attempt to accurately match and report the information, we cannot guarantee that the record match(es) definitively belong to the applicant. Because of this, it is highly recommended to cross-check against the applicant supplied information to verify the data prior to making decisions based on the data provided.

EVICION SEARCH

1

DEFENDANT	APPFOLIO, JOHN (SSN: —)
ADDRESS	11459 N 28TH DR., WITCHITA, KS 67278
FILING DATE	09/16/2013
CASE	763FAKE000
COURT	KANSAS JUSTICE COURT
JUDGEMENT AMOUNT	\$683
NOTICE TYPE	CIVIL JUDGMENT
PLAINTIFF	REAL ESTATE,LLC (Ph. —)

3	CHASE Revolving	Past Due	02/04/2013	03/20/2001	\$8,200	\$1,789	\$123	30+ DAYS	2
			CREDIT CARD / CLOSED ACCOUNT / ACCOUNT DELINQUENT 60 DAYS PAST DUE DATE / ACCOUNT CLOSED AT CREDIT GRANTOR'S REQUEST					60+	1
								90+	0

24 MONTH PAYMENT HISTORY

2013			2012						2011															
FEB	JAN	DEC	NOV	OCT	SEP	AUG	JUL	JUN	MAY	APR	MAR	FEB	JAN	DEC	NOV	OCT	SEP	AUG	JUL	JUN	MAY	APR	MAR	FEB
60	30	✓	✓	30	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

4	EMERGE/FNBO Revolving	Paid as Agreed	02/04/2013	05/28/2002	\$962	\$690	—	30+ DAYS	0
			CREDIT CARD / CLOSED ACCOUNT / THIS IS AN ACCOUNT IN GOOD STANDING / ACCOUNT CLOSED AT CONSUMER'S REQUEST					60+	0
								90+	0

5	DISCOVER FIN SVCS LLC Revolving	Paid as Agreed	01/17/2013	10/06/2001	\$1,708	\$0	—	30+ DAYS	0
			CREDIT CARD / CLOSED ACCOUNT / THIS IS AN ACCOUNT IN GOOD STANDING / ACCOUNT CLOSED AT CONSUMER'S REQUEST					60+	0
								90+	0

6	BANK OF AMERICA Revolving	Paid as Agreed	01/14/2013	05/28/2003	\$1,769	\$1,769	—	30+ DAYS	4
			CREDIT CARD / CLOSED ACCOUNT / CURRENT ACCOUNT/WAS DELINQUENT 90 DAYS PAST DUE DATE / ACCOUNT CLOSED AT CREDIT GRANTOR'S REQUEST					60+	2
								90+	1

24 MONTH PAYMENT HISTORY

2013		2012											2011											
JAN	DEC	NOV	OCT	SEP	AUG	JUL	JUN	MAY	APR	MAR	FEB	JAN	DEC	NOV	OCT	SEP	AUG	JUL	JUN	MAY	APR	MAR	FEB	JAN
—	60	30	60	90	30	30	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	30	✓	✓	✓	✓	✓	✓	✓

7	CHASE Revolving	Paid as Agreed	01/12/2013	03/10/2011	\$5,500	—	—	30+ DAYS	0
			CREDIT CARD / PAID ACCOUNT/ZERO BALANCE / ACCOUNT/PAID SATISFACTORILY / ACCOUNT CLOSED AT CREDIT GRANTOR'S REQUEST					60+	0
								90+	0

8	CITI Revolving	Paid as Agreed	08/25/2012	06/01/2000	—	—	—	30+ DAYS	0
			CREDIT CARD / PAID ACCOUNT/ZERO BALANCE / ACCOUNT/PAID SATISFACTORILY / ACCOUNT CLOSED AT CREDIT GRANTOR'S REQUEST					60+	0
								90+	0

9	ALLY FINANCIAL Installment Account	Paid as Agreed	01/01/2012	10/02/2007	\$13,655	—	—	30+ DAYS	0
			AUTO LOAN / PAID ACCOUNT/ZERO BALANCE / ACCOUNT/PAID SATISFACTORILY					60+	0
								90+	0

RENT PAYMENT HISTORY

Provided by Experian RentBureau

	PROPERTY	STATUS	STATUS DATE	MOVE IN	MOVE OUT	RENT AMOUNT/ ORIGINAL AMOUNT	TOTAL OUTSTANDING	PAYMENTS (2 YEAR)
1	Apartment Company Alexandria, VA	Write-Off	07/27/2014		02/01/2013	\$1,000	\$500	On-time 3 Delinquent 1 Write-offs 1

24 MONTH PAYMENT HISTORY

2012

JUL	JUN	MAY	APR	MAR
WO	✓	✓	D	✓

2	Compliant Homes of Tomorrow	Write-Off	01/27/2013	02/01/2012	\$1,100	\$1,100	On-time 11
	Orlando, FL		LEFT EARLY, MONEY OWED				Delinquent 1
							Write-offs 1

24 MONTH PAYMENT HISTORY

2012 | 2011

JAN	DEC	NOV	OCT	SEP	AUG	JUL	JUN	MAY	APR	MAR	FEB	JAN
WO	✓	✓	✓	✓	✓	✓	✓	D	✓	✓	✓	✓

3	HIGHLAND PARK APARTMENTS	In Collections	08/05/2012	06/21/2012	\$1,000	\$1,000	
	Agency:		PLACED WITH COLLECTIONS ON 08/05/2012				
	Collection Agency Name						

4	SUWNEE EMC	In Collections	03/07/2012	02/15/2012	\$1,100	\$1,100	
	Agency:		PLACED WITH COLLECTIONS ON 03/07/2012				
	Collection Agency Name						

PUBLIC RECORDS

No public records.

Provided by Experian

CALIFORNIA REPORT WARNING

This report does not guarantee the accuracy or truthfulness of the information as to the subject of the investigation, but only that it is accurately copied from public records, and information generated as a result of identity theft, including evidence of criminal activity, may be inaccurately associated with the consumer who is the subject of the report.

When contacted by the consumer seeking a copy of this report or making a request to review a file, AppFolio, Inc. will provide a written notice in simple, plain English and Spanish setting forth the terms and conditions of his/her right to receive disclosures of information such as: office hours, any charges for disclosures, identification requirements for the release of information, names of recipients of reports on the consumer, what assistance is available to the consumer in reviewing/understanding the information and similar instructions.

This report is confidential and is not to be disclosed except for persons who have legitimate purposes as defined in the Fair Credit Reporting Act and other applicable Federal and State regulations.