

# TENANT SCREENING REPORT

## APPLICANT SUMMARY

### APPLICANT INFORMATION

NAME

**JOHN APPFOLIO**

SSN

XXX-XX-1234

✓ VERIFIED

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

TOTAL 9

OPEN 0

NEGATIVE 3

#### ESTIMATED MONTHLY PAYMENT

**\$406**

TOTAL PAST  
DUE AMOUNT

**\$880**

#### DELINQUENCY HISTORY (2 YEAR)

30+ DAYS 10

60+ 10

90+ 5

#### COLLECTION ACCOUNTS

0

COLLECTIONS  
BALANCE

**\$0**

#### NEGATIVE TRADES SUMMARY (3)

CREDITOR	TYPE	LAST UPDATED	STATUS	HIGH BALANCE	PAST DUE AMOUNT	CURRENT BALANCE
<a href="#">BANK OF AMERICA</a>	Revolving	01/12/2013	Past Due	\$3,173	\$468	\$3,173
<a href="#">BANK OF AMERICA</a>	Revolving	01/27/2013	Past Due	\$2,706	\$289	\$2,706
<a href="#">CHASE</a>	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

4

#### TOTAL NEGATIVE ITEMS

4

#### PAYMENT HISTORY (2 YEAR)

On-time 14

Delinquent 2

Write-offs 2

#### TOTAL AMOUNT OUTSTANDING

**\$3,700**

#### NEGATIVE TRADES SUMMARY (4)

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

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### EVICTON HISTORY

 **2**

2 events reported.

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

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## CRIMINAL HISTORY

**5+****5 or more events  
reported.**

DATE	OFFENSE	COURT/LOCATION	DISPOSITION
<a href="#">10/23/2013</a>	VICTIM OVER 65 ENHANCEMENT	KS DEPT OF CORRECTIONS, KS	CONVICTED
<a href="#">10/23/2013</a>	BATTERY CAUSING SUBST HARM	KS DEPT OF CORRECTIONS, KS	CONVICTED
<a href="#">10/23/2013</a>	GRAND LARCENY	KS DEPT OF CORRECTIONS, KS	CONVICTED
<a href="#">10/23/2013</a>	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

### EViction 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.

### EViction 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. —)

[illegible]

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

#### 24 MONTH PAYMENT HISTORY

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

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

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

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

#### 24 MONTH PAYMENT HISTORY

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

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

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

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

## RENT PAYMENT HISTORY

Provided by Experian RentBureau

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

#### 24 MONTH PAYMENT HISTORY

2012

JUL	JUN	MAY	APR	MAR
WO	✓	✓	D	✓

2	<b>Compliant Homes of Tomorrow</b> Orlando, FL	<b>Write-Off</b>	<b>01/27/2013</b> LEFT EARLY, MONEY OWED	02/01/2012	\$1,100	<b>\$1,100</b>	On-time <b>11</b> Delinquent <b>1</b> Write-offs <b>1</b>
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#### 24 MONTH PAYMENT HISTORY

2012 2011

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

3	<b>HIGHLAND PARK APARTMENTS</b> Agency: Collection Agency Name	<b>In Collections</b>	<b>08/05/2012</b> PLACED WITH COLLECTIONS ON 08/05/2012	06/21/2012	\$1,000	<b>\$1,000</b>	
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4	<b>SUWNEE EMC</b> Agency: Collection Agency Name	<b>In Collections</b>	<b>03/07/2012</b> PLACED WITH COLLECTIONS ON 03/07/2012	02/15/2012	\$1,100	<b>\$1,100</b>	
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## 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.