



The ONE SOURCE for all your credit reporting needs

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TENANT SCREENING

Whether you are a property manager with hundreds of units, a land lord with several rental properties or a bank needing to rent office space or foreclosed property, we have the tenant screening products to may your job easier.

We offer single and multi-bureau reports credit reports from Experian, TU and Equifax. We have a Decisioning program that makes the decision for approval or approval with conditions or to decline the application. We offer regular FICO credit scores and Scorex. Scorex is a credit scoring system for property managers. We also have several types of criminal back ground checks.

Credit Reports.

Basic Credit reports fees start as low as \$3.05. We can customize your report with different trade line formats, credit statistics, credit scores and fraud searches. Your report can have information from one, two or all three bureaus. We set you up with a User name and password and you pull the reports instantly over the internet.

Our **Decisioning** program makes the decision for approval or approval with conditions or to decline the application. **Decisioning** allows your employees to make constant, objective decisions based on your pre-established criteria. The criteria may include, income, expenses, credit scores, and/or limits on collections, judgements and delinquencies. We set you up with a User name and password and you pull the reports instantly over the internet.

If you don't have many units, you can call or fax the application to us and we will pull the reports and either provide you with report or with the decision.

We also have online criminal back ground searches, sex offender searches and eviction notice searches.

Criminal back ground checks. These check a variety of courts for criminal convictions.

US Criminal search checks courts in 42 states. This search is good for rental and it lists the jurisdictions searched. Results are returned immediately.

County manual searches can be used if the county or state is not included in the US Criminal Search. The results can take 3 days to a week.

MVR Driver License history reports returns they type of license issued and any violations and convictions.

Illinois State Police search checks for convictions in Illinois only. Charges and pending cases will not be disclosed. We recommend these

for banks and credit unions. Results are returned in 2 to 3 days.

Finger Printing. We provide finger printing for the Illinois State Police and the FBI. Prints are sent to the FBI only when required by state law.

Reporting Rental Accounts

Experian is now accepting rental data. The rental trade line is treated as an installment trade line. Consumers can benefit from a satisfactory rental trade. Consumers with thin or no credit file can especially benefit from a satisfactory rental (installment) trade line.

Only the risk models; VantageScore and ScoreX, will factor rental tradelines in the score. At present, FICO does not consider rental information when calculating credit scores. FICO, V-2 scores range from 300 to 850. The VantageScore range is 501 to 990. The range for ScoreX is 300 to 900.

Experian will allow land lords to report accounts, if they are using any of four types of software: Yardi, MRI, AMSI or AppFolio. If you are a land lord and you are using this software, just call your software rep. and tell them to report your data to Experian.

If you do not use one of the services, we have a program that will allow you to report your tenant payments monthly.

Experian does not charge a fee to report your accounts.

Skip Tracing

If your tenant skips out, we have several services that will help you locate them.

Social Security Searches from Experian, TU, and Equifax may give you a new address or reveal previous addresses. Previous address are often relatives.

Experian has a **Collection Credit Report** for locating delinquent accounts.

MetroNet searches cost less then credit reports and **MetroNet** searches start for as little as 25¢. **MetroNet** Capabilities and Benefits:

- Locate individual who are difficult to locate.
- Locate listed and unlisted phone numbers.
- Change of Address verification tool. Update address and phone information.
- Improves debt collection/recovery efforts.
- Increases worker productivity.

Name Searches provide up to five surnames with addresses & telephone numbers.

Address Searches provide name, address, city/state/zip, telephone number (if available), change of address (if available), time on file, household member names and month/year of birth (if available).

Social Security Number Searches provides name, address, city/state/zip.

Neighbor Searches provide name, address, city/state/zip, phone number (if available), and time on file for up to 30 neighbors.

Phone Searches provides name, address, city/state/zip, telephone number (if available).

Electronic Directory Assistance includes up to 10 telephone listings with confidence codes. MetroNet provide the Directory Assistance services to all the baby bells and most of the other phone companies. The data is updated twice a month. Cost effective alternative to directory assistance. Saves time and money.

Comprehensive Search – uses the best of the Experian File One database, in conjunction with the MetroNet database, to provide skip-tracing professionals with a dynamic, one-click search that identifies updated contact information.

As with our our products and services, if there are any questions or problems, we are available to help you and your tenants. If one of our reports has errors, we can dispute them. Then after the report is corrected, you can decide if you wish to rent to them.

COMPLIANCE VIOLATIONS

One of the most common compliance violations is: using someone else's user name to access credit reports.

When this happens, there are usually two violations. First is the unauthorized access of credit reports and the second is by the person allowing some one else to use their log in information. Experian, TU and Equifax will suspend the user(s) if they find out. They may also revoke the business's permission to pull any credit reports.

We also see people using someone else's information, then pulling the reports incorrectly, there-by damaging the consumer's credit file. In some cases, our members files have been charged incorrectly because the reports were pull on the wrong sub-codes.

We can not emphasize enough: **Never use someone else's log in information and Never allow anyone to use yours!**

US IRS MISSED BILLIONS IN ID FRAUD CLAIMS: WATCHDOG

The watchdog for the U.S. Internal Revenue Service said the agency failed to stop the issuance of billions of dollars in fraudulent tax refunds in 2010 to thieves who stole taxpayers' identities.



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After checking employment records, the Treasury Inspector General for Tax Administration (TIGTA) said it found more returns may have been sent to tax filers using stolen identities than the IRS initially estimated.

If the IRS does not do more to catch improper refunds, up to \$26 billion could be refunded to identity thieves in the next five years, J. Russell George, head of TIGTA, told a congressional hearing on Tuesday. He said IRS may have issued \$5.2 billion more in refunds through ID tax fraud than the agency had earlier estimated.

The IRS did not dispute the watchdog's figures, but said estimates for ID theft tax fraud would be lower if updated to include new IRS practices, said Steven Miller, IRS deputy commissioner for services and enforcement.

Miller said the IRS blocked \$1.4 billion in tax refunds claimed by identity thieves in 2011.

For the 2012 tax filing season, the IRS tightened electronic fraud filters that sift through tax filings. Through mid-April of this year, the agency stopped \$1.75 billion in refund fraud, Miller said.

In April, the IRS launched a pilot program with Tampa, Florida, law enforcement to share taxpayer information for ID theft prosecutions. But this program has raised privacy concerns. There is nothing to prevent local police from reusing taxpayer information beyond the scope of the initial investigation, said Nina Olson, head of the National Taxpayer Advocate, an IRS unit that works on behalf of taxpayers. (Copyright 2012 Thomson Reuters, Wednesday, 9 May 2012)

BANKRUPTCY FILINGS FALL 14%, ON TRACK FOR PRE-2008 LEVELS

Tepid consumer spending has an upside: Bankruptcy filings in the U.S. are down 14% in the first half of the year, helped along by record-low interest rates and a new culture of belt-tightening. The first half of 2012 saw 632,130 new filings, according to a report from the American Bankruptcy Institute and Epiq Systems Inc., which manages bankruptcy procedures for filers. Over the period, 601,184 consumers filed for bankruptcy, a 13% slide from the year earlier. The 30,946 businesses that filed for bankruptcy represent a 22% decline. In June alone, nearly 100,000 bankruptcy filings were recorded - or about 3,302 a day - but that's down 18% from the same month in 2011. "We are on pace for perhaps the lowest total new bankruptcies since before the financial crisis in 2008," said Samuel J. Gerdano, executive director of the bankruptcy institute, in a statement. Major bankruptcies so far this year include filings from Eastman Kodak Co., Mammoth Lakes and "Curious George" publisher

Houghton Mifflin Harcourt. (7-6-12, creditandcollectionnews.com)

SPEAKERS

We have presentations for service clubs, churches, employers, high schools and colleges. The presentations range from 15 minutes to one hour. the topics we can cover are: ID Theft, Credit Scoring and Credit Reports.

ARE AUTO LOANS THE NEXT SUBPRIME MARKET TO WORRY ABOUT?

Across the country, banks and other lenders are still being stingy in providing credit to ordinary consumers. Only the most financially stable of Americans can secure mortgages. Small businesses are having trouble getting loans. Credit card access is restricted. But there's one notable exception, an area where lending has been surging: Autos. Millions of Americans have found that it's becoming surprisingly easy to borrow money to buy a car. New bank loans for autos totaled \$47.5 billion in the first quarter of 2012, higher than at any point in the past seven years, according to Equifax. Interest rates are getting cheaper by the month. And even Americans with relatively poor finances can get auto loans: The average person financing a new car purchase had a credit score of 760, down six points from the previous quarter, according to new data from Experian. For a used car, the average credit score was down to 659. (7-9-12, creditandcollectionnews.com)

CONSUMER CREDIT DEFAULT RATES DECREASED FOR THE SIXTH CONSECUTIVE MONTH

Data through June 2012, released today by S&P Dow Jones Indices and Experian for the S&P/Experian Consumer Credit Default Indices, a comprehensive measure of changes in consumer credit defaults, showed that most loan types saw a decrease in default rates, and many for the 6th consecutive month. Four loan types posted their lowest rates since the end of the 2007/2009 recession. The Auto loan default rate increased marginally in June, but May's rate was the lowest in its 8+ year history. The national composite declined to 1.52% in June from its 1.62% May rate. The first mortgage default rate decreased from May's 1.50% to June's 1.41%. The second mortgage default rate declined from 0.88% in May to 0.73% in June. Bank card default rate dropped to 3.97% in June from May's 4.35%. Auto loans default rate rose marginally to 1.04% in June from its May rate of 1.03%. "June 2012 data continued a positive trend in consumer credit quality," says David M. Blitzer, Managing Director and

Chairman of the Index Committee for S&P Dow Jones Indices. "Consumer default rates are falling and we are approaching new lows across most loan types. In the last recession most default rates peaked in the spring of 2009; since then the decline has been bumpy but consistent. (7-18-12, creditandcollectionnews.com)

CONSUMER DEBT DECREASES 14.6% TO \$12,986 IN FIRST HALF OF 2012

Consumer money resource Bills.com today released its America's Debt Report for the first half of 2012. The report reflected larger economic trends, with overall improvement but persistent areas of concern such as credit card spending and the number of accounts in collection. While overall debt among those seeking debt advice fell nearly 15% to an average of \$12,986 and the size of many average debt balances declined, collection accounts and credit card debt continued to rise. At the same time, the report found that balances on three of the top five bank issued credit cards dropped while four of the top five retail issued cards remained the same or increased, signaling a potential shift away from bank issued credit and towards retail specific outlets. Additional highlights from the report include: Credit card debt remains the most common type of consumer debt at 53%; The number of both student loans and home loans fell slightly, as did average loan balances; The average home loan balance dropped significantly: -11% to \$149,200; The number and size of collections accounts continues to grow with 11% of consumers in collections and an 18% increase in average collection balances. (7-24-12, creditandcollectionnews.com)

KCB INFO SERVICES HOURS

Monday - Friday 9:00am to 4:30pm

KCB Information Services offers: Consumer credit reports, Collections Reports, Business Credit reports, Employment Credit reports, Residential Mortgage Credit Reports, Merged Credit Reports, Fannie Mae & Freddie Mac access, Criminal background checks, LiveScan Finger Printing, Tenant Screening Reports, Flood Zone Determination, Flood Life of Loan Certification, AVMs, 4506-T, Income Tax Verifications, Real Estate Tax Payment Verifications and Identity Authentication.

KCB Information Services has served businesses since 1928 and serves Central Illinois for Experian and Equifax.

If you can't get people to listen to you, tell them...it's confidential.