

THE

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FARCO

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RENTAL HISTORY  
REPORT

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TRAINING GUIDE

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**1** REX RENTER  
 2020 ZIG ZAG PLACE  
 ANYTOWN, USA 43207

**3** I-R SINGLE, INFILE, CREDIT, POLICE  
 02/19/97 13:48 r67

**2** SSN: 123-45-6789  
 DOB :09/02/60

**4** ACE PROPERTIES  
 123 WINDING ROAD  
 ANYTOWN, USA 43207

614-555-2222  
 614-555-2221 FAX

**5** FAB ALERTS

TYPE	NAME	SSN
PP	REX R. RENTER	123-45-6789
PP	REX RENTER	123-44-5678

EVICCTIONS

<b>6</b> DATE	<b>7</b> DEFENDANT / SSN	<b>8</b> PLAINTIFF / EVT ADDR	<b>9</b> CASE #	<b>10</b> 1ST CAUSE	<b>11</b> 2ND CAUSE
07/15/96	REX RENTER 123-45-6789	HOME PROPERTIES 490 PARK PLACE ANYTOWN, USA 43019	M96CV56565656	POSSESSION 07/24/96	\$1460

COLLECTIONS

REX RENTER 123-45-6789 **12** 555647  
 CLIENT

**13** RENTAL HOME PROPERTIES

<b>14</b>	RENTED ADDRESS	MOVE IN MOVE OUT	RENT REFURB	LATE CHARGE	SEC DEP	ORIGINAL	PAID	CURRENT
<b>15</b>	490 PARK AVE.	<b>16</b> 02/01/95 10/30/95	<b>17</b> 1500.00 500.00	<b>18</b> 75.00	<b>19</b> 200.00	<b>20</b> 1575.	<b>21</b> 00.	<b>22</b> 1875.00

**23** Refurb Detail:

UNPAID BAL	100.00
ATTY FEE	170.00
CLEANING	35.00
TRASH REMOVAL	75.00
CHANGE LOCKS	16.00
DRYWALL	104.00

	CLIENT	<b>24</b> CHK#	<b>25</b> WRITTEN	ORIGINAL	PAID	CURRENT
CHECK	BIG BEAR STORES	112	10/29/96	48.77	.00	48.77
CHECK	LIMITED STORES	147	08/15/98	127.57	.00	127.57

**26** THREE DAY NOTICES

**27** HOME PROPERTIES reported on 10/10/95  
**28** NON PAYMENT OF RENT

**29** 490 PARK AVE  
 ANYTOWN USA 45246

CURRENT APPLICATION

**30** CURRENT ADDRESS:  
 1600 PENNSYLVANIA AVE  
 ANYTOWN USA 43227  
 LANDLORD: ACME PROPERTIES

**31** CURRENT POE:

**FABCO**  
**PROFILE ON: REX RENTER**

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(CONTINUED)

**32 RESIDENCES**

**33** REPORTED: 12/18/95  
**34** 340 ILLINOIS AVE.  
 ANYTOWN, USA 43009  
 LANDLORD: RENT EM UP PROPERTIES  
**35** SPOKE TO: BRENDA - ASSISTANT 12/19/95  
 614-555-0000

**36** NOTES: PER BRENDA (ASST. MGR.): REX IS A LEGAL OCCUPANT. 12/19/95

REPORTED: 08/07/8  
 446 KENTUCKY AVE.  
 ANYTOWN, USA 43009  
 LANDLORD: SALLY LEASER  
 614-555-4640

<b>37</b>	<b>38</b>	<b>39</b>	<b>40</b>	<b>41</b>	<b>42</b>	<b>43</b>	<b>44</b>
MOVE IN	LEASE UP	MOVE OUT	RENT	SEC DEP	RENT DUE	REFURBISH	NOTICE
08/01/96	07/31/97	0	\$500	\$150	\$500		

NOTES: RENT OFTEN LATE. BROKE LEASE. CURRENTLY OWES \$500 FOR RENT.

REPORTED: 10/30/95  
 490 PARK AVE.  
 ANYTOWN, USA 43019  
 LANDLORD: HOME PROPERTIES  
 614-555-4567

<b>37</b>	<b>38</b>	<b>39</b>	<b>40</b>	<b>41</b>	<b>42</b>	<b>43</b>	<b>44</b>
MOVE IN	LEASE UP	MOVE OUT	RENT	SEC DEP	RENT DUE	REFURBISH	NOTICE
02/01/95	01/30/96	10/30/95	\$459	\$99	\$918 + LATE	\$550	EVICT

**45** PMT PAT: J F M A M J J A S O N D  
 7 15 20 15 29 \* \*  
 NOTES: ALWAYS LATE ON RENT. EVICTION FILED; POSSESSION. MICROWAVE MISSING.

**46 RENTAL HISTORY**

**47** Reported By HOME PROPERTIES on 10/30/95

**48** 490 PARK AVE.  
 ANYTOWN, USA 43019  
 Due Day = 1  
 Paid day = #  
 Unreported = U

<b>37</b>	<b>38</b>	<b>39</b>	<b>40</b>	<b>41</b>	<b>42</b>	<b>43</b>	<b>44</b>
MOVE IN	LEASE UP	MOVE OUT	RENT	SEC DEP	RENT DUE	REFURBISH	NOTICE
02/01/95	01/30/96	10/30/95	\$459	\$99	\$918 + LATE	\$550	EVICT

<b>49</b>	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN
<b>50</b>	95	95	95	95	95	95	95	95	95	95	95	96
<b>50</b>	7	15	20	15	29	U	U	U	U	U	U	U

**51 INQUIRIES**

CMHA	555-1234	<b>52</b> 09/12/98	<b>53</b> UNASSIGNED
CAMBRIDGE SQUARE	555-1111	09/10/98	UNASSIGNED
HOME PROPERTIES	555-1234	01/25/95	490 PARK AVE
MY PROPERTIES	555-2222	02/27/94	2525 WHATEVER ST APT B

\*\*End Of Report\*\*

# FABCO Rental History Report Reference Guide

- ❶ Name of applicant. The address that you have assigned them to, if one has been assigned. If one has not been assigned it will read *Unassigned*.
- ❷ Social Security Number and date of birth of applicant.
- ❸ The type of reports you are requesting from FABCO.
- ❹ Name and address of FABCO member.
- ❺ **FAB Alerts** - Lets you know if FABCO has any name or social security number variances on your applicant.
- ❻ Date the eviction was filed with the Court House.
- ❼ Name and SSN of the person the eviction was filed on.
- ❽ Landlord who filed the eviction and the address the tenant is being evicted from.
- ❾ Eviction case number assigned from county courthouse.
- ❿ 1st cause: This is to obtain possession of the property.
- ⓫ 2nd cause: Shows the amount of the money judgement the landlord is asking for.
- ⓬ FABCO collection file number.
- ⓭ Type of collection being reported. (i.e., rental, check)
- ⓮ Name of person, company placing collection account.
- ⓯ Collection rented address (if for rental property.)
- ⓰ Collection address move in / move out dates
- ⓱ Amount of rent owed - top number. Amount of damages owed - bottom number.
- ⓲ Amount of late charges owed.
- ⓳ Amount of security deposit received.
- ⓴ Original collection amount due to landlord.
- ⓵ Amount paid to date.
- ⓶ Current amount due on collection.
- ⓷ Detailed breakdown of refurbishing/damages owed.

- 24 Original check number of NSF check placed for collection.
- 25 Date the check placed for collection was written.
- 26 Three day notices: Any 3 days issued to the applicant.
- 27 Name of landlord/property reporting notice to vacate and date reported.
- 28 Reason notice is being issued.
- 29 Rented address the resident is being given the notice for.
- 30 Address you gave to FABCO as current address.
- 31 Employment you gave to FABCO as current place of employment.
- 32 Any address listed with FABCO as a previous place of residence.
- 33 Date the address was last reported and verified.
- 34 Previous street address reported.
- 35 Date and name of person who FABCO spoke with to verify address as well as phone number called.
- 36 Any notes the landlord wanted added to address listed.
- 37 Move in date.
- 38 Date the lease is up.
- 39 Actual date of move out.
- 40 Amount of monthly rent.
- 41 Amount of security deposit paid.
- 42 Current amount of rent due to landlord.
- 43 Current amount of refurbishing/damages owed.
- 44 Shows if notice to vacate was given.
- 45 Payment Pattern: List the first letter of the month of year. Number underneath month is actual date the rent was paid to landlord. \* means that either they owe or that month was not reported to FABCO.
- 46 Rental History: Residential history reported by landlord/property on current applicant.
- 47 Date and name of landlord/property reporting information.

- 48 Address being reported.
- 49 Payment pattern: Month with year listed underneath being reported for.
- 50 Actual date the rent was paid for month listed above it.
- 51 Inquiries: Lists the landlords making requests on applicant.
- 52 Date the inquiry was made.
- 53 Address the landlord/property was assigning to applicant at time of request. If none was reported it will be listed as *Unassigned*.

If you have any questions about anything listed on the FABCO report please feel free to give us a call anytime at (614) 737-5714 or (800) 669-5010 ext. 344.