

Austin TX Property Management Owner

Property Owner Management Firm

Their Need:
Verify applicants' previous addresses

Our Solution Product:
Authentication Cross Check Report (AUCC)

The Client

This company is a local leader in the Austin TX multi-family housing market that owns and manages a portfolio of 14 properties (3,522 units) in or near Austin. Most of the properties are geographically close and serve consumers with similar demographics.

The Issue

The client needed to enhance their resident screening process to reduce application fraud and comply with Red Flag Rules. Their properties were having a problem with applicants misrepresenting or omitting previous addresses which allowed bad renters to move among their properties. The needed to:

- Verify previous addresses shown on application
- Provide additional addresses and comply with Red Flag Rules
- Confirm SSNs and name variations to enhance criminal and eviction searches
- Access faster & more accurate credit and criminal reporting.

The Strategy and Tactics

The client anticipated authentication information would simplify Red Flag Rules compliance and enhance rental history verification to help protect them from admitting undesirable renters into their communities.

- Identify undisclosed previous addresses
- Confirm SSN and provide name variations
- Red Flag Rules compliance

Results

One report delivered May 2009 provided 16 previous addresses.

- 1st address provided on the AmRent Authentication Cross Check Report cleared the address discrepancy alert and allowed the property to comply with Red Flag Rules.
- 7th address provided on the Authentication Cross Check Report revealed residency at another client-owned property. The result was the resident was forced to pay the collection balance owed. The Authentication Cross Check Report improved adherence to compliance requirements and saved time in the rental verification process.