

# What Goes Into a Tenant Background Search?

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If you're a landlord who is regularly looking for new tenants, you need to know that the tenants you are allowing to live on your property are responsible individuals who are going to treat your property well and pay their rent on time. Obviously, some people will rent your property and may not turn out the exact way you expected, or they may run into an unexpected financial situation that disrupts their ability to pay you on time. However, running a tenant background search will help give you peace of mind that the tenants you're selecting are quality individuals who will be ideal tenants.

Here at Tenant Background Search, we know you want tenants who pay their rent on time each month, who will not break their lease either by moving out early or breaking rules on the lease, and who will respect your property and not damage it in any way. We know you want to avoid evictions at all costs, and you want to avoid having to deal with an unpleasant and irresponsible tenant, so we've created a fast, easy, and affordable tenant screening program that allows you to look at a number of factors to make the best tenant decisions for your property.

## Credit Score

While a credit score doesn't tell the whole story, it's a good indication of how responsible a person is with his or her money. Two of our three tenant screening packages include the potential tenant's FICO score so you can see where they stand with the credit bureaus and how reliable of a tenant they may be.

## Criminal Records

You want your property to be safe, and you want to know who exactly is living there, so we've included a nationwide criminal records search on all three of our tenant screening packages. They also all include a sex offender search, so you'll know if your applicant has any sort of criminal history anywhere in the United States.

## Financial History

Our Standard Plus and Comprehensive Tenant Screening packages both include financial history reports, including bankruptcies, foreclosures, and medical collections information. Regardless of your applicant's credit score, being able to see their financial history is incredibly beneficial in getting a better overall idea of their financial situation.

## Employment

An employment summary is available in two of our three screening packages. Take a look at your applicant's current and past employment and confirm that what they put on their application is correct and reliable.

## Eviction Histories

An eviction history for judgments is available on two of the three packages, and a full nationwide eviction report is available on our top-tier tenant background search.