

Access No: PH 8859

Order No: 26598564

# NTN DecisionPoint Plus

INSTANT RESIDENT SELECTION SYSTEM

Screened For: PH 8859 - York House South  
04-Apr-2024

**Applicant Information**

Jett, Diane	SSN ***-**-1382	Income \$5,000	Proposed Rent \$1,184
6040 N Marvine St	DOB 14-Nov-1960	Months at Residence 24	
Philadelphia, PA 19141		Months at Employment 0	

**Rental Recommendation** - Based on subscriber's employment, residency and applicant score acceptance criteria.

**Accept with Conditions** Rent to Income - Accept applicant  
Insufficient/No Credit - VERIFY APP NAME/SSN/ADDR/DOB  
Score - Accept with first 2 months rent OR qual cosigner

**Analysis Results**

Rent to Income Multiple Exceeds Requirement	Time at Residence N/A	Time at Employment N/A	Applicant Score 85
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Applicant Score based on analysis of tenant performance information, public records and credit report.

**Verification of Applicant Information**

Applicant has credit report:	<b>Confirmed</b> <b>Confirmed</b> <b>Confirmed</b> <b>Not Confirmed</b> <b>N/A</b> <b>No</b>
Applicant social security number matches credit report:	
Applicant date of birth matches credit report:	
Applicant current address matches credit report:	
Applicant previous address matches credit report:	
Report of Credit Fraud found:	

**Additional Addresses** see NTN Tenant Performance Profile  
6515 Broad St 307 Philadelphia PA 19126  
5852 12th St Philadelphia PA 19141  
6301 10th St 312 Philadelphia PA 19141

**Additional Names (aliases)** see NTN Tenant Performance Profile

Meets (100-92)	90
	80
Conditionally Meets (91-85)	70
	60
Does Not Meet (84-00)	50
	40

**Alert Messages**

Current Address - verify address with applicant

**Tenant Performance Information** see NTN Tenant Performance Profile

No Tenant Performance/Lease Violations

**Public Records** see NTN Tenant Performance Profile

No Match

**Additional Information in File**

(TransUnion) ADDRESS DISCREPANCY ALERT: MISMATCH (INQUIRIES IN LAST 60 DAYS=00) SUBSTANTIAL DIFFERENCE BETWEEN THE ADDRESS SUBMITTED IN THE CREDIT REQUEST AND THE ADDRESS(ES) IN THE CREDIT FILE. VERIFY IDENTITY OF CONSUMER BEFORE GRANTING CREDIT. (FACT ACT)

**Custom Criteria Used in Calculating the Applicant Score**

Apply retail collection only rules to collections after exclusion  
If no credit history, applicant score starts at 85 points  
Apply bankruptcy factors to dismissed chapter 7 bankruptcies  
Apply bankruptcy factors to dismissed chapter 13 bankruptcies  
Applicant does not meet acceptance criteria if screening results contain Chapter 7 bankruptcy  
Applicant does not meet acceptance criteria if screening results contain Chapter 13 bankruptcy  
If eviction/unlawful detainer present, use custom criteria when factoring score  
If unpaid utilities are present, treat as conditionally meets, ignore telephone utilities  
Total and Count All PastDue TradeLines  
Total and Count Collections, Writeoffs  
and does not meet acceptance criteria if amount >= \$5000.0000  
Apply collection exclusion criteria to tradelines in collection if present

Ignore tradelines in collection < \$100.00 if present  
If total negative indebtedness < \$1,000.00 then calculate total negative indebtedness exception using Collections, Writeoffs,  
Past Due Tradelines  
If total negative indebtedness < \$1,000.00 then score starts at 85 points  
Ignore foreclosures if present  
Ignore discharged chapter 7 bankruptcy if present  
Ignore discharged chapter 13 bankruptcy if present  
Ignore all educational loans if present  
Ignore negative educational loans if present  
Ignore telephone utility collections if present  
Ignore medical collections if present  
Ignore paid collections if present  
Ignore collections less than \$100.00 if present  
If applicant does not meet Rent to Income, use savings to make up difference equal to 3 times annual rent  
Cosigner Income - must be at least 5 times rent or savings of \$0.00  
Warn if credit report contains an open mortgage  
Warn if credit report contains a foreclosure  
Warn if credit report contains an educational loan  
End of NTN DecisionPoint

# NTN Tenant Performance Profile

Screened For: PH 8859 - York House South  
04-Apr-2024

## Applicant Information

Jett, Diane  
6040 N Marvine St  
Philadelphia PA 19141

SSN \*\*\*-\*\*-1382  
DOB 14-Nov-1960

## Additional Addresses

6515 Broad St 307, Philadelphia PA 19126  
5852 12th St, Philadelphia PA 19141  
6301 10th St 312, Philadelphia PA 19141

**Names Screened:** Jett, Diane

**Databases for Search:** Southeastern Pennsylvania/New Jersey

## Landlord/Tenant Civil Court Filings

Important Notice to Users of Landlord/Tenant Civil Court Filings - A record on file may not always represent a disposition adverse to the consumer. A Landlord/Tenant Civil Court Filing does not necessarily mean that the defendant was evicted from an apartment, found to owe rent or in violation of other lease provisions. Lawsuits may be filed in error or lack merit. These records very rarely contain SSN or date of birth information, which may make it impossible to be certain that the following filings involve your applicant. NTN recommends calling the plaintiff listed for more information. This information is provided pursuant to the NTN subscription agreement.

No landlord/tenant civil court filings found

## Tenant Performance/Lease Violations

No Tenant Performance/Lease Violations Found

## Use of Applicants SSN in Previous Screening

No Previous Use Found

## Landlord Identification

NTN suggests that this is the actual Property Owner for the address screened. NTN recommends that you contact them for a complete rental history on your applicant.

<u>Address Screened</u>	<u>Database Used</u>	
6040 Marvine [191]	Southeastern Pennsylvania/New Jersey	No Landlord ID Found
6515 Broad [191]	Southeastern Pennsylvania/New Jersey	
Landlord: Miller 12 LLC		6515 North Broad St Philadelphia PA, 19126 Date Verified:15-Nov-2021
5852 12th [191]	Southeastern Pennsylvania/New Jersey	No Landlord ID Found
6301 10th [191]	Southeastern Pennsylvania/New Jersey	
Landlord: Regency House Assoc		6301 N 10th St Philadelphia PA, 19141 Date Verified:27-Mar-2024

# TransUnion Credit Report

2 Baldwin Place, PO Box 1000, Chester, PA 19022, 800-888-4213

Screened For: PH 8859 - York House South  
Report Date: 04-Apr-2024

## Screened Information

Jett, Diane  
6040 N Marvine St  
Philadelphia PA 19141

SSN \*\*\*-\*\*-1382  
DOB 14-Nov-1960

## Personal Information

DIANE JETT  
6040 N MARVINE ST, PHILADELPHIA PA 19141  
6301 N 10TH ST312, PHILADELPHIA PA 19141  
5852 N 12TH ST, PHILADELPHIA PA 19141  
6515 N BROAD ST307, PHILADELPHIA PA 19126

SSN: \*\*\*-\*\*-1382      DOB: 14-Nov-1960

From 01-May-2007  
From 01-Apr-2007  
From 14-May-2004

## Summary

Total Trades:	0	Historically 30:	0	Account Balance:	N/A
Current Trades:	0	Historically 60:	0	Monthly Payment:	N/A
Unrated Trades:	0	Historically 90+:	0	Amt Past Due:	N/A
Trades Now Past Due:	0	Inquiries:	0	Tradelines in Col:	\$0
Trades Now Negative:	0	Inq Last 6 Mos:	0	Collection Balance:	\$0
Hist Negative Trades:	0	Public Recs:	0	Total Collections:	\$0
High Credit	N/A	Collections:	0	Real Estate Balance:	\$0

## Alert Messages

ADDRESS DISCREPANCY ALERT: MISMATCH (INQUIRIES IN LAST 60 DAYS=00) SUBSTANTIAL DIFFERENCE BETWEEN THE ADDRESS SUBMITTED IN THE CREDIT REQUEST AND THE ADDRESS(ES) IN THE CREDIT FILE. VERIFY IDENTITY OF CONSUMER BEFORE GRANTING CREDIT. (FACT ACT)

REGULAR HIT ON FILE-ALL FILES ARE RETURNED

EXACT MATCH BETWEEN SSN ON INPUT AND SSN ON FILE

IN FILE SINCE: 05/18/2004

End of Credit Report

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## Multistate Criminal / Other Public Records Search

including Nationwide Sex Offender Registry  
Screened For: PH 8859 - York House South  
04-Apr-2024

### **Applicant Information**

Jett, Diane  
6040 N Marvine ST  
PHILADELPHIA, PA 19141

SSN XXX-XX-1382  
DOB 14-Nov-1960

NO REPORTABLE RECORDS FOUND ON THIS SUBJECT

#### **Criminal Report Disclaimer**

This criminal background check is based upon limited identification information, i.e. name and/or birth date, etc. Because of this, absolute certainty that this check applies to the individual being screened is not possible. Caution is urged even when this check produces an accurate match. The data relied on for this criminal search was obtained from State Agencies and are updated through the Dru Sjodin data feed. Terrorist search results are obtained from the Federal Office of Foreign Asset Control and various State Agencies. These Agencies AND NTN URGE YOU to independently VERIFY all criminal background information prior to using the data. To verify terrorist matches contact the Federal Office of Foreign Asset Control at 202-622-2490. Additional information and verification can be obtained from the local law enforcement agency where the offender resides. No responsibility is accepted by NTN for errors in State records.

**VERIFY ALL DATA**

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## OFAC Search

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04-Apr-2024

### Applicant Information

Jett, Diane  
6040 N Marvine ST  
PHILADELPHIA, PA 19141

SSN XXX-XX-1382  
DOB 14-Nov-1960

NO REPORTABLE RECORDS FOUND ON THIS SUBJECT

#### OFAC (Terrorist) Report Disclaimer

National Tenant Network ("NTN") obtained the Terrorist Report results as set forth above from a search of the Specially Designated Nationals ("SDN") database made accessible by the Federal Office of Foreign Asset Control ("OFAC"). Both OFAC AND NTN URGE YOU to independently verify all information contained in this Report prior to using/relying upon same, especially given that it is based upon limited identification information (e.g., name, birth date, etc.). Because of this, NTN cannot be absolutely certain that the results apply to the individual being searched. NTN also urges caution even when search results purport to produce an accurate match. To further verify a match, please contact OFAC at 202-622-2490. NTN accepts no responsibility whatsoever for errors and/or omissions in any Agency's records.

VERIFY ALL DATA