



ScreeningWorks Pro Proposal

January 20, 2022

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Executive Summary

ScreeningWorks Pro makes screening a seamless part of your Yardi Voyager intake workflow. Easy-to-read reports, reliable data, customizable criteria, and automated recommendations minimize risk and ensure compliance. Screening analytics create insight into applicant traffic and property performance, so you can make strategic decisions, consistently select and retain low-risk residents, and maintain HUD compliance.

1. Executive Summary

ScreeningWorks Pro streamlines screening and recertification processes and facilitates fair housing decisions according to legal requirements. We currently screen for 4.5 million units at market-rate and subsidized properties.

Our applicant screening team has been delivering comprehensive, expert service since 1989. We take the time to understand your needs, and our ongoing customer service and custom configurations ensure optimal results for you.

Strategic Benefits

- One system to learn and manage; screening is launched from your Yardi Voyager prospect workflow, and results are tracked seamlessly
- Automated workflows reinforce business processes, ensure compliance, and give staff clear, consistent direction
- Configurable decision criteria by property or portfolio ensure that applicants are always screened uniformly in line with your objectives
- Fewer steps and greater ease of use with embedded, comprehensive screening
- Tiered screening option facilitates cost savings and reduces applicant complaints, for example by performing a criminal search only for applicants meeting credit requirements

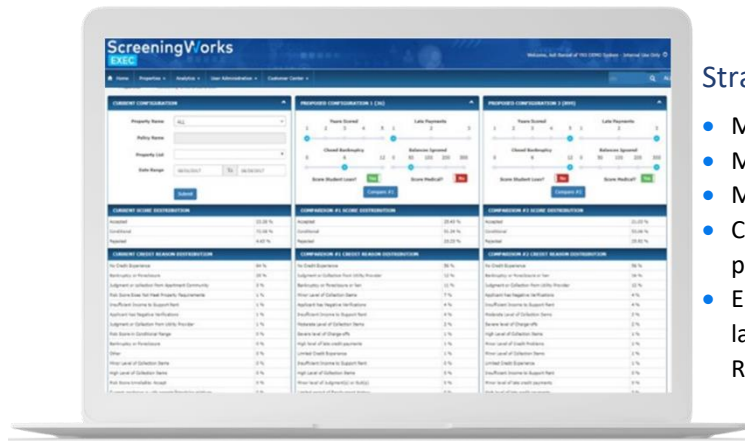
ScreeningWorks Pro offers you comprehensive credit, rental payment history, criminal background, and landlord–tenant dispute checks that are built into Yardi Voyager. Built-in executive analytics create unprecedented visibility into the resident data collected in the screening process, allowing you to make smart, compliant intake decisions.

Proposed Screening Platform

ScreeningWorks Pro is a proven online screening tool that helps you make HUD-compliant rental decisions using comprehensive reports. Selecting the best residents for each property reduces risk from collections, evictions, and legal action. Using the most reliable data available, ScreeningWorks Pro eliminates guesswork and delivers automated recommendations that minimize risk. The system is configurable for all market-rate and subsidized property types. Our service organization is a wholly owned Yardi subsidiary with three decades of screening experience.

2. Proposed Screening Platform

The end-to-end ScreeningWorks Pro process offers intake staff clear, consistent direction that supports your business rules. Automating screening workflows increases control and cost savings and enables staff to work more efficiently. Decision criteria are tailored for each property and program, so applicants are always screened uniformly and per your objectives.



Strategic Benefits

- Minimize risk
- Maximize revenue
- Maintain compliant and safe communities
- Create transparency into applicant traffic and property performance via built-in analytics
- Enhance staff efficiency and record keeping by launching screenings from Yardi Voyager or RentCafe

Key Features

- Highly configurable rules allow you to automate consistent decisions (accept, conditionally accept, reject) and improve compliance
- Tiered screening option enables cost and time savings (e.g., criminal screening only takes place after applicants pass the credit screening)
- Experienced consultants help you fine-tune decision criteria to meet your goals
- Comprehensive data sources include credit reports from the major bureaus as well as terrorist, drug trafficker, sex offender, and Social Security fraud screening
- Advanced criminal screening uses the most accurate national, state, and county databases and frees site staff from deciphering and interpreting complex lists of criminal records
- Landlord and tenant civil court records provide additional protection
- Rental payment history records powered by RentBureau show month-by-month payment history and timely collections activity
- Applicants can automatically screen themselves during the RentCafe leasing workflow, eliminating work for intake staff
- Strategic analytics create executive insight into portfolio-wide traffic and screening activity to support smart business decisions
- Optional biometric screening and international credit and income/employment verifications deliver comprehensive insight

Credit Screening

In combination with our highly configurable scoring engine, our credit reports from the major bureaus produce automated decisions to accept, conditionally accept, or reject applicants.

Criminal Screening

High-quality national, state, and county databases deliver the most complete and accurate criminal records available, including National Sex Offender Registry and OFAC/SDN terrorist checks.

Landlord–Tenant Dispute Record Screening

We search civil court databases for landlord–tenant dispute filings and non-monetary judgments to provide you with an additional level of information and protection.

Rental Payment History Records

Powered by Experian RentBureau’s National Rental Data Exchange, records are available instantly and display clear month-by-month rental payment history and timely collections activity.

Executive Management Analytics

Our included executive analytics show critical decision-making information and give senior and regional management insight into screening activity throughout the portfolio. We also partner with clients to target specific portfolio concerns with custom ad hoc reports. You can access this resource from your personal computer or any mobile device.

The Work Number Social Service Verification

Social Service Verification (SSV) mitigates the risks of relying on stated income and prevents the costs of disqualifying applicants and evicting unqualified residents. It gives you secure, convenient access to the financial data you need for compliant income certifications.

Powered by The Work Number, the nation’s largest central source of real-time employment and income information, SSV is ideal for affordable housing providers and PHAs of all sizes. Its data set includes 100+ million active payroll records from 600 million employers of all sizes. All payroll records come directly from employers each pay period. This breadth of payroll data helps you verify applicants’ current income and employment instantly, document that residents meet program standards, and uncover rent miscalculations. Authorized users run SSV directly from their dashboard and receive screening results, including detailed income data, in minutes. Integration with Yardi Voyager eliminates the need to access a separate system to screen applicants for certification and residents for annual recertification.

HUD recognizes The Work Number’s database as a Level 5 Up-Front Income Verification (UIV) source, which is the highest level of verification for wage and salary information. Comparing paycheck information with actual income received throughout the year helps you identify unreported or misstated income. Identifying income trends and anomalies helps ensure income certifications accurately portray a household’s financial situation.

Verification of Income

ScreeningWorks Pro offers property managers instant income and employment verification. Verifying income as part of your screening workflow benefits applicants and property managers alike, supports effective screening due diligence, and minimizes risk. You gain insight beyond the income stated on applications and eliminate the need for your staff to validate company contact information manually and

call to verify employment. You gain speed and efficiency that improve your customer experience and help you approve more qualified applicants, faster.

The Work Number from Equifax is the nation's largest central source of real-time employment and income information. It houses over 350 million payroll records from thousands of employers nationwide, including 82% of Fortune 500 companies and most civilian federal government employers. Data from employers is updated every pay period, so you receive the most current information.

NOVA adds two powerful verification options. If no record is found with The Work Number for a prospect, ScreeningWorks Pro can send an automatic email to the prospect with options to grant bank access for deposit records or upload a pay stub to verify income. Adding this step helps you reach a wider prospect audience and increases typical income verification rates to 90%.

2.1. Meeting Your Needs

For subsidized housing managers, business goals around tenant screening typically include:

- Automating decisions
- Maintaining HUD compliance
- Increasing efficiency in the screening process
- Strategic analytics

ScreeningWorks Pro meets and exceeds these requirements with:

- A reliable, compliant screening process with an automated workflow that gives your intake staff clear, consistent direction in line with your business rules
- Comprehensive and current screening data, including credit, criminal, and civil court records
- Customizable decision criteria for each property or portfolio, so applicants are always screened uniformly and per your objectives
- A user-friendly web interface with fast, easy-to-read results
- In-depth screening analytics that give your corporate office insight into applicant traffic and portfolio performance
- FCRA-compliant conditional acceptance, rejection, and welcome letters that can be generated automatically and printed at no additional charge
- Online report archival and easy printing

The following pages highlight how ScreeningWorks Pro can support your key initiatives.

[Processing Applicants from Initial Contact to Credit Check](#)

The automated ScreeningWorks Pro workflow ensures built-in control and consistency. The system can trigger all screening components simultaneously or screen first for credit, income, employment, and residence history criteria.

YARDI VOYAGER

Home Daily Activity Call Center Dashboard Help Sign Out

Applicant Function Data Reports

Roles
 Public Housing Authority
 Financial Management
 Functions
 Reports
 Analytics

First Name: michelle
 Middle Name:
 Last Name: mills
 Address: 1914 13th ave
 City State: greeley CO
 Zip: 80631

Approve Application
 Deny
 Cancel
 Assign Unit
 Move In Calculator
 PRH Abatement
 PRH Tenant Hold
 Tenant Payment Agreement
 Transfer To Property
 Reverse Transfer To Property
 Generate Prospect
 Prorate Calculator
 Board Member
 Unpaid Charges
 Quick Refund
 Move Out Estimator
Screening
 Utility Billing Move Out

Lease Info | Deposit Info | Lease Charges | Late Fee & Accounts | Other Info | Personal Info

Lease Information

Lease Sign		Market Rent	0.00
Lease From		Rent	0.00
Move In		Other Charges	0.00
Notice		Total Charges	0.00
Move Out		Reason for Move Out	
Lease To		Lease Desc	N/A
Responsibility Date		Subsidy Provider	
Notes			

Unit Transfer and Promotion History

Yardi Voyager

Screening Applicants

Results for michelle mills

Report Date: 01/11/2022 Report ID: 56672278_1 Application Decision: Accepted Credit Report Status: Complete
 Recommendation: Criminal Background Meets Property Requirements Active (Include with Request): YES

Lease Information
 Proposed Rent Amount: 0.00 Security Deposit: 0.00 Lease Term (Months): 0 Market Rent: 0.00 Current Rent: 0.00

Applicant Identification
 Applicant ID: t0031496 Social Security: 666-70-0914 SSN N/A
 Photo ID has been verified and/or a signed consent form has been obtained for this Applicant/Guarantor? YES
 Driver's License: Issuing State/Province:

Applicant Information
 Applicant Type: Applicant Title: Name Suffix: Guarantor For:
 Spouse/Partner Of: First Name: michelle Maiden Name:
 Birth Date: 10/06/1961 Middle Name: Last Name: mills E-mail Address:
 Home Phone: Cell Phone: Office Phone:

Reporting Options | Address Info | Employment Info

Report	Date	Report ID	Edit	Status	App. Decision	Select	Requested By
Yardi Screening	01/11/2022	56672278_1	<input type="checkbox"/>	Complete	Accepted	<input type="checkbox"/>	Kent.simpson@yardi.com

Screening Criteria

A ScreeningWorks Pro account manager will set up your screening workflow and criteria with you. Once you go live, they will work with your head office to keep your criteria current, address issues, and conduct business reviews. The following samples illustrate our platform’s depth of configurability.

RENTAL HISTORY (RENTBUREAU)				
Problem Type	Quantity	Timeframe (Months)	Minimum Value	Recommendation
Late Payments	2	12		Decline
NSFs	2	24		Decline
Outstanding Balances	1	84		Decline
Write-Offs		84	\$250	Decline
Collections		84	\$250	Decline

SCREENING WORKFLOW OPTIONS	
1. Run Credit IF CREDIT PASS, PREMIUM NATIONAL CRIMINAL RUNS AUTOMATICALLY & RECOMMENDATION WILL DISPLAY ONCE CRIM IS COMPLETED	
2. IF CREDIT FAIL, STOP THE PROCESS	

CREDIT SCORING OPTIONS		CREDIT RECOMMENDATIONS			
Problem Type	Years/Balances Scored	Credit Risk	Recommendation		
Collections, Charge-offs, Judgements, Open bkrt	2 Years	Limited Established Credit	Accept Applicant (Normal Deposit - \$150)		
Late Payments	1 Year	No Established Credit	Accept with Conditions (Extra Security Deposit - \$200)		
Closed bkrt	6 Months	Minor	Accept Applicant (Normal Deposit - \$150)		
Foreclosures (Reevaluation)	Ignore only 1 w/in the past 2 years	Moderate	Accept with Conditions (Extra Security Deposit - \$200)*		
Student Loans	Do Not Score	High	Accept with Conditions (Maximum Sec. Deposit - \$400)		
Medical Debt	Do Not Score	Severe	Reject Applicant		
Apt Judgements or Collections	Reject	No SSN	Accept with Conditions (Extra Security Deposit - \$200)		
Account Balances	Do Not Score < \$100	BUMP UP OPTIONS			
2nd Bureau Report	Less than 2 trades	Length of History	Employment	Residency	Recommendation
Rent-to-Income Ratio	Recommendation		At least 3 months	At least 6 months	Accept Applicant (Normal Deposit - \$150)
Less than 38%	Accept Applicant (Normal Deposit - \$150)		Less than 3 months	Less than 6 months	Accept with Conditions (Guarantor or Extra Security deposit - \$200)
Between 38% - 45%	Accept with Conditions (Guarantor or Extra Security deposit - \$200)		N/A	No Rental History	Accept with Conditions (Maximum Security Deposit - \$400)
Over 45%	Accept with Conditions (Guarantor)	A Negative History	A Negative History	Reject Applicant	

CRIMINAL RECORDS					
Offenses	Felony (Years)	Pending Felony (1 Year)	Misdemeanor (Years)	Pending Misd (1 Year)	Patterns of Misdemeanor
1) Alcohol Related	7	X	0		
2) Arson	Any	X	Any	X	
3a) Assault and Battery I	30	X	7	X	
3b) Assault and Battery II	30	X	7	X	
4) Bad Checks	5	X	3	X	
5a) Burglary I	30	X	7	X	
5b) Burglary II	30	X	7	X	
6) Crimes Against Animals	7	X	5	X	
7) Crimes Against Children	Any	X	7	X	
8) Crimes Against Gov't	3	X	0		2 OR MORE IN 3 YEARS
9) Cyber Crimes	5	X	3	X	
10) Destruction of Property	7	X	5	X	
11) Disturbance of Peace	3	X	0		2 OR MORE IN 3 YEARS
12) Domestic Crimes	7	X	5	X	
13a) Drug Offenses I	7	X	0		2 OR MORE IN 3 YEARS
13b) Drug Offenses II	7	X	0		2 OR MORE IN 3 YEARS
14a) Drug Offenses III	Any	X	7	X	
14b) Drug Offenses IV	Any	X	7	X	
14c) Drug Offenses V	Any	X	7	X	
14d) Drug Offenses VI	Any	X	7	X	
14e) Drug Offenses VII	Any	X	7	X	
15) Embezzlement	5	X	3	X	

Credit Screening

ScreeningWorks Pro credit reports are clear and concise to eliminate ambiguity and ensure compliance with the Fair Credit Reporting Act (FCRA). You can also access international credit reports for applicants who recently moved to the United States. This feature improves risk management with more accurate assessment of immigrant prospects based on their actual credit history, which can also help save them money on security deposits.

The screenshot displays a web application interface for credit screening. At the top, a navigation bar includes 'Home', 'Properties', 'Activity', 'User Administration', 'Customer Center', 'RiskScore Analytics', and a search field for 'Company Code'. Below this, a red banner indicates an 'INDIVIDUAL RECOMMENDATION: DECLINE APPLICANT'. The main content area is divided into several sections:




- Applicant Information:** NAME: Joe W Mcinnis, SSN: xxx-xx-5153, DOB: 06/28/1965, CURRENT ADDRESS: 608 E. 5th ST, Kir...
- Additional Applicant Information:** Residence History (This applicant has rented or owned...), Employment/Income (PRIMARY INCOME: \$4000 per month, PROPOSED RENT: \$975, RENT/INCOME: 24%, TIME AT CURRENT JOB: 4 years 6 mon...).
- TRANUNION TEST FACILITY CREDIT REPORT:**
 - Personal Information:** Name: DAVE DAYTON, SSN: XXX-XX-, Phone: 3121818, Date of Birth: 03/1/1983.
 - Primary Address:** Address: 149 JEFFERSON APT C33, FANTASY ISLAND IL 60750, Filed: 10/31/2004.
 - Other Addresses:** Address: 9191 NISSAN, FANTASY ISLAND IL 60750, Filed: 04/5/2007.
 - Employment:** Company: BUSINESS, Verified: 09/17/2007; Company: NA, Verified: 09/17/2007.
 - Checkpoint Messages:** INQUIRIES TRANS-ALERT: 4 Inquiries in the last 60 days; UNKNOWN TRANSUNION Add-on: '0095004'.
 - Trade References:** - Trade References (Click Here to Open/Close)
- WOODLANDS CU (Sub# 0131F001 - Q):** Account type: Auto loan, Responsibility: Individual. Current Balance: \$0, Credit Limit: n/a, Date Opened: 05/25/1999. Past Due Amount: n/a, High Balance: \$4,500, Last Active On: 12/17/2012. Monthly Payment: \$199, Acct. Terms: M, Date Updated: 05/31/2003. Date Closed: 04/23/2003. **Late Payments over the last 47 months:** 5 payments over 30 days late; 1 payment over 60 days late; 1 payment over 90 days late. A payment history chart shows 'OK' (green) and '30' (red) indicators for months from 2003 to 2001. **Delinquencies:** Max: Acct delinquent 60 days.
- EXPERIAN CREDIT REPORT:** Personal Information (Name: JOE W MCINNIS, Also Known As: WILLIAM J MCINNIS, Also Known As: JOSEPH MCINNIS, Date of Birth: 06/28/1965), Primary Address (Address: 608 E 5TH ST, KANSLEY KS 67547-1228, Filed: 09/4/2010), Employment (Company: RICKS SALON, Title: reported 09-19-2011).


Criminal Screening

Our best practices-based criminal screening is clear and simple for your intake staff. We search national databases as well as supplemental local court databases in relevant areas. If no records are found, we return results immediately; if records are found, one of our public record analysts automatically reviews them, applies the appropriate criteria, and issues a final decision.

Application Recommendation

INDIVIDUAL RECOMMENDATION: DECLINE APPLICANT

Applicant Information		PREMIUM NATIONAL CRIMINAL RECORDS SEARCH			
NAME: Jason Smith		SMITH, JOHN ERIC		DATABASE 80	
SSN: xxx-xx-9809		ALIAS	ADDRESS	70	
DOB: 00/00/1965		SMITH JASON CLIFTON Georgia Dept of Corrections - Supplemental		60	
CURRENT ADDRESS: 14009 Applegate PL, Little Rock, AR, 72210		SMITH JOHN		50	
		SMITH JOHN ERICK			
		SMITH JOHN ERIK		click to enlarge	
		ID	NAME MATCH	AKA MATCH	DOB MATCH
		SMITJOHN-742503	YES	NO	NO
		SEX	DOB	RACE	
		MALE	00/00/1975	WHITE	
		HAIR	HEIGHT	WEIGHT	
		BLACK	5' 10"	159	
		THEFT BY TAKING			
		Offense	Offense Date	Conviction County	Major Offense
		THEFT BY TAKING	05/03/2011	NEWTON COUNTY	CRMNL DAMAGE 2ND DEGREE
		Most Recent Institution	Sentence Length	Maximum Release Date	Current Status
		RUTLEDGE STATE PRISON	12 MONTHS	2012-05-30	ACTIVE
		Case Number	Year of Birth		
		742503	1975		
		CRMNL DAMAGE 2ND DEGREE			
		Offense	Offense Date	Conviction County	Major Offense
		CRMNL DAMAGE 2ND DEGREE	05/03/2011	NEWTON COUNTY	CRMNL DAMAGE 2ND DEGREE
		Most Recent Institution	Sentence Length	Maximum Release Date	Current Status
		RUTLEDGE STATE PRISON	5 YEARS	2012-05-30	ACTIVE
		Case Number	Year of Birth		
		742503	1975		

Additional Applicant Information	
Residence History	
This applicant has rented or owned.	
TIME AT CURRENT ADDRESS: 4 years 7 months	
Employment/Income	
PRIMARY INCOME: \$4000 per month	
PROPOSED RENT: \$950	
RENT/INCOME: 24%	
TIME AT CURRENT JOB: 4 years 7 months	

RentBureau Rent Payment History

When renters have two or more prior rent defaults, their default rate is six times that of individuals with a consistent rent payment record. Our payment history screening uses data from Experian RentBureau, the nation's only secure, current database of rental payment history and collections. It provides clear, month-by-month rental payment history and timely collections activity from 700+ property management companies. The information is updated daily, so it picks up collections that do not yet appear on the applicant's credit report. This objective, instant tool for verifying rental history creates a holistic, relevant view of the applicant and can replace verifications by phone or fax in many instances. Based on your specific criteria, you can avoid rejecting applicants with good rental payment history due to insufficient or no credit history, while identifying prospects with negative prior rental payment behavior.

RENTAL HISTORY SEARCH		REQUEST DATE 01/25/2013 12:47 PM		RECORDS
Name: MICHAEL AFACOMMON		SSN: XXX-XX-5993		
DOB:		DL: DL State:		
Address: 5 CENTURY DR TOMORROW, IL 60750				
Employment: - ; Annual Income: Years on Job:				
- Collection (Click Here to Open/Close)				
Address on file: 5 CENTURY DR TOMORROW, IL 60750				
Collection Alert:				
Collection Amount:	\$795.00	Status:	Open	
Date Placed:	Sep 3, 2012	Creditor:	Collection Agency Name	
Amount Collected:	\$0.00	Contact Phone:	4-045-551-234	
Balance:	\$795.00			
- Consumer Dispute Contact (Click Here to Open/Close)				
To Contact RentBureau: P.O. Box 26 Allen, TX 75013 1-877-704-4519				

Overview Credit Report Criminal Eviction OFAC/SDN **Rental**

RENTAL HISTORY SEARCH REQUEST DATE 01/25/2013 1:24 PM RECORDS FOUND

Rental History Evaluation: Does Not Meet Requirements

Reasons:

- Write-Offs

Name: LOUIS AMACOMMON SSN: XXX-XX-0031
 DOB: May 20, 1983 DL: 4045558974 DL State: GA
 Address: 100 West Mud Place APT 318 Tomorrow, IL 60750
 Employment: CreditCo - Analyst; Annual Income: 51000 Years on Job:

- Tenant Information (Click Here to Open/Close)

Lease Address: 100 West Mud Place APT 318 Tomorrow, IL 60750
 Property Information: Rental Land Rentalland Lakes 612-555-2222
 Property Address: 100 West Mud Place Tomorrow, IL 60750

Reasons for Recommendation:
 The following elements in this Payment History contributed to the negative Rental History Evaluation:

- Write-Offs

Lease information:
 Begin: Apr 1, 2008 Move in: Feb 21, 2010
 End: Move out:
 Notice:

Payment History:

2010 - 2009	Feb	Jan	Dec	Nov	Oct	Sep	Aug	Jul	Jun	May	Apr	Mar
W	P	P	P	P	P	P	P	P	P	P	.	.
2009 - 2008	Feb	Jan	Dec	Nov	Oct	Sep	Aug	Jul	Jun	May	Apr	Mar
.
W - Rent Write-off	U - Non-Rent Write-off	O - Outstanding balance	N - NSF	L - Late	P - Paid as Agreed	.	.	.	.	.	.	.
Rent:	\$1000.00	Total Rent Paid:	\$9500.00	Total Write-Offs:	\$2500.00	.	.	.	.	.	.	.

Integration with Yardi Voyager

ScreeningWorks Pro is built directly into Yardi Voyager to create a seamless workflow for your intake team. This integration offers:

- Minimized data entry for users
- Screening results that reside in the Yardi Voyager database
- Effective implementation of different criteria sets for individual properties, portfolios, and guarantors
- Single login; Yardi Voyager users can screen applicants without going to a separate site

2.2. Sample Analytics

ScreeningWorks Pro includes a powerful suite of analytic reports for enhanced visibility into applicant traffic characteristics and more. Below are a few examples of these reports.



ScreeningWorks
Welcome,

Home | Properties | Analytics | User Administration | Customer Center

PROPERTY STATISTICS

SCREENING ACTIVITY SINCE LAST 30 DAYS

Accepted	
Accepted w/ Conditions	
Rejected	
<div style="display: flex; justify-content: space-around; width: 100%;"> <div style="width: 10%; background-color: green; height: 10px;"></div> <div style="width: 52%; background-color: orange; height: 10px;"></div> <div style="width: 38%; background-color: red; height: 10px;"></div> </div>	

SCREENING ACTIVITY - MONTH TO DATE

Accepted	
Accepted w/ Conditions	
Rejected	
<div style="display: flex; justify-content: space-around; width: 100%;"> <div style="width: 14%; background-color: green; height: 10px;"></div> <div style="width: 57%; background-color: orange; height: 10px;"></div> <div style="width: 29%; background-color: red; height: 10px;"></div> </div>	

PORTFOLIO

Total Active Communities

SCORE DISTRIBUTION

Since Last 30 Days

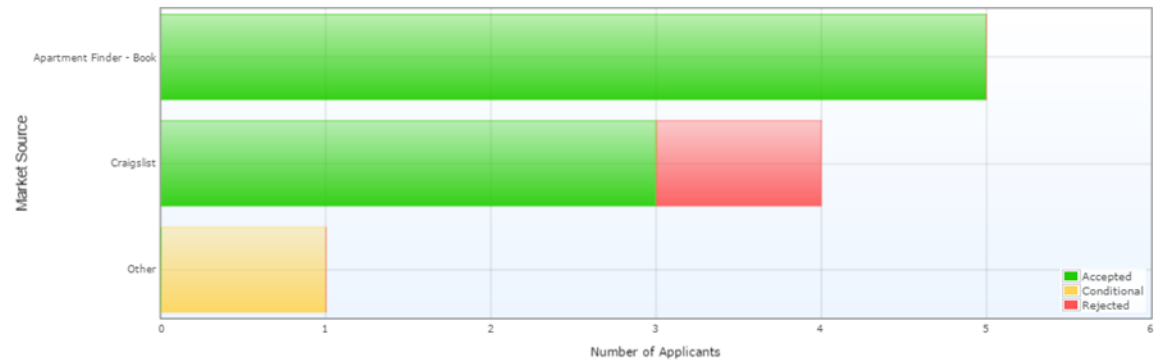
Month To Date

- Accepted
- Conditional
- Rejected

SCREENING ACTIVITY -- DISPLAYING 10 RECORD(S)

APPLICANT	COMMUNITY NAME	PROCESSED
Chuck J CCharles	MichaelP Soggy Shelter	09/04/2017 1:39 PM
LENA M BATES	MichaelP Soggy Shelter	09/04/2017 1:32 PM

Applicants Source with Recommendation Report



(3 Record(s) found)

Property Name: Glen Park Apartments
 Property Alias: reson01
 Property ID: 313207
 Screening Date FROM: 01/01/2016 TO: 06/27/2016

Market Source	Applicants	Accepted		Conditional		Rejected	
		Count	%	Count	Count	Count	%
Apartment Finder - Book	5	5	100	0	0	0	0
Craigslist	4	3	75	0	0	1	25
Other	1	0	0	1	100	0	0

2.3. Implementation & Service

After you sign up for ScreeningWorks Pro, a member of our screening service team will customize the system to your needs and ensure successful training and implementation. After your properties go live on the system, our client service team delivers ongoing support.

We have trained thousands of properties over the years, and we understand the importance of thorough user training. Not only will our experts train everyone on your team when you start using ScreeningWorks Pro; training is always available for new properties and new hires.

Price Proposal

The following pricing is valid for 90 days from the date of this proposal.

ScreeningWorks Pro transaction fees are billed monthly in arrears based on actuals. Our pricing model offers you the following key benefits:

- No additional costs for implementation, training, and monthly support
- No integrations to set up or maintain; screening is built directly into Yardi Voyager
- Itemized invoices to properties or detailed monthly invoice to headquarters, as you prefer

3. Price Proposal

Screening Component	Cost	Concession	Your Price
Credit Reports			
Credit Screening <ul style="list-style-type: none"> Includes full national credit bureau report Expert scoring model designed for the multifamily industry Option to include non-credit criteria such as rent/income ratio, residence history, and employment history in your customized scoring model Clearly states reasons for applicant decision and flags items for review Includes Social Security fraud screening 	\$7	(\$4)	\$3 per screening
RentBureau Rent Payment Data Includes month-by-month payment history and any collections activity.			\$1 per screening
Civil Court Record Reports			
Premium National Civil Court Record Screening <ul style="list-style-type: none"> Identifies individuals with prior landlord-tenant disputes Searches civil court databases for civil judgments, landlord-tenant dispute filings, and non-monetary judgments (forcible detainers) Reports contain all involved defendants and plaintiff(s); comments on the case, suits, or petitions filed; and judgment information Supported by Yardi's team of public records analysts and experts 	\$4	(\$2)	\$2 per screening
Criminal Reports			
Premium National Criminal Search Includes national criminal database search, national sex offender search, and OFAC/SDN terrorist search. Records are filtered and serviced by our expert public records analysts.	\$12	(\$7)	\$5 per screening
Premium Custom Criminal Search This county-level criminal search complements the premium national criminal search to ensure a comprehensive check.			\$6 per screening
Optional Add-On Services			
The Work Number: Social Service Verification The Work Number verifies applicants' current income and employment in a HUD-compliant format.	\$25	(\$7)	\$18 per screening
Income and Employment Verification <ul style="list-style-type: none"> The Work Number offers real-time verification of current income and employment. If no record is found with The Work Number, NOVA prompts the prospect to upload a pay stub or grant bank access to verify income. A charge only applies when a record is found. 			\$10 per screening

Next Steps

Leveraging the Yardi suite of products, including ScreeningWorks Pro, will increase operational efficiency, enhance your resident services and the safety of your communities, and help you maintain HUD compliance. Please contact me:

Jeff Bischoff

Senior Director, PHA

Jeff.Bischoff@yardi.com

(800) 866-1144 ext. 1636 | office

(805) 315-2852 | mobile