

RHR Information Services, Inc.

Select Rent News

Editor's Note



This month has been marked with the tragic collapse of a Minneapolis bridge and many of you living in the Twin Cities had to deal with the loss of power for a few days due to strong storms. However, the summer is almost over and we are bringing you interesting news and articles.

RHR is developing a partnership with RentBureau—please read more on page 2.

Don't miss the information on the scoring model developed for your leasing needs

that is ready to be implemented based on your own criteria—see page 3 which includes a visual example of a report using the scoring model.

The 2007 MADACS Awards Banquet is coming up in September, read more information on page 4 and visit www.mmha.com.

Please contact us with any questions or concerns. 952-545-3953 or 888-389-4023

Thank you, Jana Castillon

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National Criminal Background Check

When it comes to background screening, a national criminal background check should be standard procedure, a fact that Hamilton County in Cincinnati now knows too well.

The death of 14-month-old Alexis Board attracted a great deal of attention, particularly when an expose on her story was run by The Enquirer. Custody of Alexis was awarded earlier this year to her father, so she was placed in his care by Children's Services.

Sadly, when it was time to subject the man to background screening, no one thought to conduct a national criminal background check. She died just months later as a direct result of abuses she suffered at the hands of her father.

But when The Enquirer conducted its own national criminal background check on the girl's father, it was discovered that he had been convicted of incest in Montana in 1993, and in 1992 he was convicted of improperly transporting a

loaded gun in a car. At least 30% of felons are multi-state offenders, and restricting background screening to the local level too often allows those individuals to get jobs, rent homes, and assume vital responsibilities that they might not be appropriate for.

RHR offers SuperSearch—a national comprehensive criminal background search product. For more information contact us at 952-545-3953.

4 in 10 Managers Have Fired Employees for Theft

Excerpt from www.inc.com article

While only one in 10 workers admit stealing from their employers, close to 40% of hiring managers say they have fired an employee for theft at the office, according to a recent survey.

The survey, conducted by CareerBuilder.com, found that the most commonly purloined items were office supplies (15%), money (14%), and merchandise (11%).

Employers and those in the human-resources industry say employee theft represents a significant challenge for business owners, who often do not have the resources to devote to oversight.

"I spend much of my time interacting with small-business owners," said Michael Alter, president of SurePayroll, a Glenview, Ill.-based firm that manages payroll services for small busi-

nesses. "I've heard more than a few stories about employees walking off with inventory, tools, petty cash, stamps, etc."

Consequences to employees caught stealing vary depending upon the company. According to the survey, 45% of hiring managers would automatically fire someone discovered stealing, while 7% would not fire the thief.

Some 48% of hiring managers said they did not have a clear-cut policy regarding employee theft and would decide whether or not to fire an employee caught stealing based on the object stolen and the situation.

However, businesses can also make efforts to prevent such a situation from occurring in the first place.

"If an envelope full of petty cash

is left on a desk and it's stolen by an employee, the employee isn't the only one to blame," Alter said.

"The person who left the cash on the desk shares some of the blame. Investments in theft prevention -- security cameras, locking desk drawers -- can be quite cheap."

One of the most important investments in theft prevention can also be an effective screening process for new employees.

Background checks are imperative, according to Alter.

RHR offers many pre-employment screening products for your business. Call your RHR Representative or go to our website www.rhris.com

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RHR Incorporating RentBureau on Reports

RHR is happy to announce that we are in the process of working with RentBureau to begin incorporating their rent payment history data into our background reports. If you're not familiar with this service—here it is in a nutshell:

RentBureau is the first and only real time, online system providing apartment owners and managers with accurate rental histories of their resident applicants, thus eliminating risky residents

and improving credit for performing residents.

The National Rental Data Exchange™ is a free service for RentBureau members and a critical screening component creating significant returns.

We feel that RentBureau's data is a natural enhancement to the standard consumer credit report that is a foundation product in most background checks.

This will be a particularly useful piece of information on younger applicants that have little or no traditional credit history outside of their rent payments.

For more information about RentBureau, visit their website at www.rentbureau.com

If you have any questions, please do not hesitate to contact us at

952-545-3953 or
888-389-4023



Leasing Pass/Fail Scoring Model

Managing risk is the most critical process for the property owner/manager for ensuring profitability and achieving the highest net operating income (NOI).

From small apartment properties to firms with large portfolios, property management companies have focused on reducing operating costs and increasing the efficiency of property management processes.

RHR has introduced a new scoring model product, which assesses risk of default by a prospective renter based on a statistical scoring model developed for the multi housing industry.

The leasing pass/fail scoring model allows integration of criminal scoring criteria, credit scoring criteria, employment verifications criteria and rental references criteria.

Our scoring model is developed based on your company's own criteria and it provides you with consistent leasing recommendations.

See below an example of a report using our scoring model.

Please contact Tony Karels with any questions or concerns.

952-545-3953 or 888-389-4023



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Applicant Name: CONSUMER, JONATHAN
Address: 10655 BIRCH ST
City/State/Zip: BURBANK, CA 91502
SSN: XXX-XX-3388
Year of birth: 1958

SelectScore Results

***** Decisions are based on your company guidelines. *****
(RHR Information Services does not make any leasing decisions)

Application is **Denied** based on your company guidelines.

- Criminal Criteria:** **Denial**
Denial: Criminal records FAIL criminal criteria model
- Credit Criteria:** **Denial**
Approval: Credit Score above 675
Denial: Debt to Income Ratio above 75%
- Employment Criteria:** **Approval**
Approval: Income verified above 11 months
Approval: Rent to Combined Income Ratio below 34%
- Rental Criteria:** **Management Intervention**
Conditional Approval: Of last 37 mos, Positive rental and/or mortgages below 12 months
Management Intervention: Court Eviction filed within the last 36 months

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The Right Path to the Right People



Disclaimer: This newsletter has been developed for informational purposes only for use by the customers of RHR Information Services, Inc., and should not be relied upon as definitively accurate. Due to the complex nature of your business, we strongly suggest that you work closely with legal council when making business related decisions.

The 2007 MADACS AWARDS BANQUET

On **SEPTEMBER 14, 2007**, the Minnesota Multi Housing Association (MHA) will hold the 12th annual MADACS awards — **Multi Housing Achievement in Design, Advertising & Community Support**.

This year's award banquet will be held in the Depot of downtown Minneapolis.

The purpose of the MADACS awards is to recognize owners and associates who have made significant contribu-

tions to multi-housing marketing and management through exemplary achievements.

These prestigious awards offer you a terrific opportunity to market your property and company. It's also an opportunity to honor and recognize your staff for all of its hard work and receive recognition for innovations at your property.

The Minnesota Multi Housing Association acknowledges the MADACS awards as the most honored award

given in recognition of superior contributions to the multi-housing industry.

For more information please visit www.mmha.com

Please contact RHR Information Services if you have any questions or concerns.

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