

RHR Information Services, Inc.

# SelectRent News

## Editor's Note



The holiday season is rapidly approaching and now is the best time for us to express how thankful we are for your continued business and support.

In fact, we are celebrating our 10 year anniversary with some of our customers this month and that is the greatest gift we can ask for as a service provider.

We know that this time of year is also when most of you prepare your budgets, and RHR is happy to announce that for the 5th year in a row we don't have any expected price increases to present.

We have worked very hard over the past years to continually im-

prove our efficiencies in order to keep our prices extremely competitive.

For the second holiday season, RHR also intends to make a donation to the Families Moving Forward organization on behalf of all of our customers. This wonderful organization provides temporary emergency shelter, permanent affordable housing and supportive services to low-income families with children.

Last year we were able to donate **\$5000.00** to Families Moving Forward, and we hope to be able to do the same or even better this year! This of course means no little basket of candies on your desk from

RHR, but we think you'll agree that the feeling you get knowing that you've helped a family in need leaves a much better taste in your mouth than a little piece of chocolate ever could!

From everyone here at RHR, let me wish you all a safe, healthy and happy holiday season. We look forward to a prosperous 2006 partnership with you!

Sincerely,

*Tony Karels*  
Account Manager

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## Featured: Management Reports

Have you had a chance to use some of the FREE management reports available on the website yet? If not, take a minute and click through this section of the site and let us know what you think of the recent enhancements we've made to this section. Some of the re-

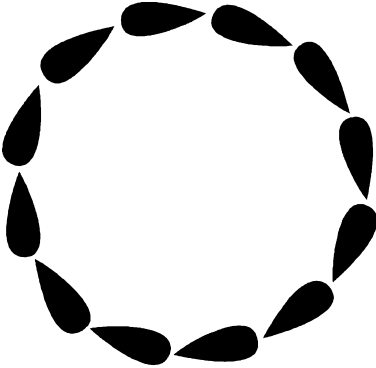
ports available include: report totals, # of stopped reports, leasing decisions, average credit scores, criminal and eviction vs. credit score correlation, criminal records summary, and criminal details.

All of these reports can be run for

a specific time period. They were designed to efficiently allow you to analyze property demographics, compare performance today against a previous time period, and better understand how your mar-

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## New Products: Recurring Criminal Checks



With the pace at which our world moves today, information can never be too current. If you are a manager trying to minimize criminal activity at your community and improve property performance with good residents and low turnover these new products may help you.

RHR is pleased to offer two new products designed to give you the most current criminal record searches available. These prod-

ucts are complimentary and it only requires a phone call or email to begin receiving this free service!

The first product is a tool developed specifically for properties that maintain a waiting list. If you perform a criminal background check in order to qualify an applicant for your waiting list RHR will rerun the MN included search area at the time you are ready to move the applicant from

wait list to leasing consideration.

The second product is a recurring criminal check used to monitor applicants you have already moved into your property. RHR will perform a MN statewide criminal check once a month, and notify you if we find any records on those tenants.

As always, when conducting background checks and using

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## Management Reports (Continued)



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keting efforts are working. These reports in conjunction with our other demographic, city profile, and billing statement reports provide a comprehensive understanding of how your current resident screening program is working for your property.

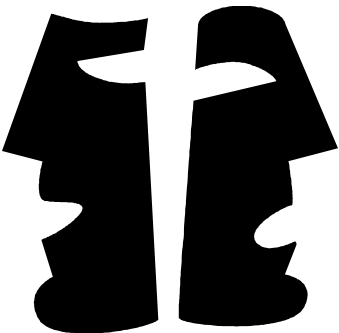
An essential component of mak-

ing any of these reports useful is to provide the property specific information on the data entry screens when processing new background search requests and answering the leasing decision box that appears on all completed reports.

If you have any questions about the management reports or

would like a demonstration of how to make them work for you, don't hesitate to contact your representative for further details.

## Personal Information Mask



Some of you may have noticed in the last few months some subtle changes to the look of our reports. The biggest change being that we now mask some personal information including a portion of the applicant's Social Security Number and date of

birth.

We have masked all but the last 4 digits of the Social Security Number to protect the applicant, the client and ourselves.

It is still important to keep this report in a safe, private place but

by masking the SSN we have made our reports a little more secure.

If you have any concerns regarding our reports and how to keep personal information secure, contact your account representative.

## Tenant Screening Facts

- The average legal cost to evict one bad tenant have risen to over \$4000
- Thousands of landlords are in court each day trying to evict a tenant or get back un-paid rent
- The average landlord or property manager loses an average of 3 to 6 months of rent while they are in the process of evicting a bad tenant and filling the vacancy with a new tenant
- None of the major credit bureaus provide complete and accurate tenant payment history
- Eviction filings and records are not found on credit reports. Civil Judgments can take months to appear.

**Residency problems are caused by problem residents and could have been eliminated with a solid Residency Screening Program. Ask your Select Rent account representative for a free evaluation of your current program!**



## Making a Buzz: Federal District Court Searches

Although this product is not new, there has been an increase in the buzz surrounding it.

The Federal District Court Criminal Search is a product that searches for criminal records at a Federal Court level, as opposed to a search at the state and/or county court level. The decision on

whether or not to do a Federal Court criminal search assumes understanding such searches.

Nearly half of the criminal records in the US are housed in the US District Court. These records represent cases brought by the Federal Government against an individual or corporation for actions in

violation of Federal Laws. There are 241 US District Courts, with each state housing one to four federal district courts.

Mail fraud, arson, interstate drug trafficking and the like are the types of cases stored in the Federal courthouses.

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## New Products

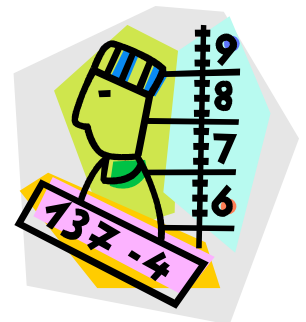
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these new products the proper disclosure on your application and in your lease is required. It is also the complex responsibility to have made the appropriate disclosures to your applicant, prior to requesting either of these

products.

RHR is excited to provide these new enhancements to your tenant screening services. We are continually striving to offer you the best screening experience possible.

If you are interested in either of these new products or need additional information feel free to contact your SelectRent Representative by calling 952-545-3953 / 888-389-4023 or by emailing us at [tonyk@rhris.com](mailto:tonyk@rhris.com).



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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.

## Federal District Court Searches

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Drug crime alone accounted for 30% of filings in 2002 (Source: USCourts.gov), followed by immigration cases at 17.8% and fraud cases at 11.8%. Federal criminal records searches are performed by Federal District Court (of which there are 94 within the 50 states). If you have any further questions or would like to add this search to your package, contact your account representative.

## RHR and County Closures 2006

Please be advised that RHR, the MN Counties or Both will be closed on the following days in 2006. While we believe this list to be accurate, there may be additional days for closures.

New Years Day Observed 01/02/2006

Labor Day 09/04/2006

MLK Birthday 01/16/2006

Columbus Day 10/09/2006

Washington's Birthday 02/20/2006

Veteran's Day Observed 11/10/2006

Memorial Day 05/29/2006

Thanksgiving 11/23/2006 and 11/24/2006

Fourth of July 06/03/2006 and 06/04/2006

Christmas 12/25/2006