



Protect your property investments with

# QUALITY PROSPECTIVE TENANT REPORTS

## Designed specifically for the property management industry

Quality Credit Service Limited (QCS) is North America's premier property management credit reporting agency. With over 19 years in the credit reporting business, QCS's suite of reports are designed to be up-to-date and accurate, thus helping property managers minimize risk and maximize returns when investigating a potential tenant.

### Do you have all the information you need for negotiations with your potential tenants?

QCS specializes in creating flexible, in-depth comprehensive reports that include valuable credit information typical credit files would not. This additional credit information on prospective tenants gives property managers the negotiating tools they need to secure a lucrative tenant in their valuable space.

#### A prospective tenants "Comprehensive" report includes the following:

##### ● Corporation Records

This report is obtained directly from the Secretary of State to ensure current and up-to-date information. Records are accessed for corporations, limited partnerships, and limited liability companies. The status of the entity is verified, along with date of incorporation, registered address and names of executives/officers and any registration of fictitious business names.

##### ● State and Federal Tax Liens

The Search will reveal record of all types of tax liens, including Corporation, Sales & Use, Employer Withholding, Personal Income, Inheritance, Motor Fuels and Realty Transfer Taxes.

##### ● Bank Rating

Current, up-to-date banking information is obtained directly from financial institutions. Term loans and operating lines are confirmed, including particulars on authorized limits, current balances, payment and NSF history.

##### ● Landlord References

Information obtained includes current and previous information such as length of the lease, type and amount of space, monthly payments and repayment history.

##### ● Trade References

Trade references are contacted for current, up-to-date information regarding account balances, credit limits, payment terms and payment experience.

##### ● Bankruptcy Search

QCS is able to identify both personal and business bankruptcy filings that filed voluntarily or involuntarily, for bankruptcy including chapter 7, 11, 12 and 13 petitions.

##### ● UCC Registrations

The UCC search covers all commercial transactions, including sales, leases, private financing arrangements and issues of asset title transfer. The search will reveal banking and creditor relationships, used to obtain bank ratings and trade references.

##### ● Judgments/Legal Actions/Collections

Negative information including judgments, legal actions and collections, and the particulars and dispositions are disclosed in the report

##### ● Consumer Credit File

The consumer credit file discloses account balances and repayment history on credit cards, lines of credit, leases and other borrowing facilities.

##### ● Commercial Credit File

The commercial credit file will provide relevant information on a company's historical position. The file will disclose historical payment records and current payment experience. The file may also reveal derogatory information including, collections actions, legal actions and judgments..

##### ● Historical Information Section

Historical information can be valuable, in conjunction with the current investigative information gathered. Utilization of a database reveals payment trends and history.



### Proper due diligence is a critical part of protecting your investment.

The financial implications of having a tenant default on a lease can be severe. Consumer and Commercial Credit files are simply a "snap shot" of a company or individual's credit history and are gathered from a historical database. These credit files give you only a small piece of the prospective tenant's financial story, whereas a QCS comprehensive and current report will give you the complete account.

In this day and age when it's becoming increasingly important to do a thorough background check on tenants, QCS provides our customers the tools they need to protect their businesses and make informed decisions about prospective and renewal tenants.



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**"Protecting your investments,  
one tenant at a time"**

*\*Items/searches not sold separately*