



Protect your property investments with

QUALITY PROSPECTIVE TENANT REPORTS

Designed specifically for the property management industry

Quality Credit Service Limited (QCS) is Canada'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 database searches 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 Profile Report

This report is obtained directly from the Ministry in the applicable jurisdiction, verifying the corporation's current, full legal status with Companies Branch and Corporate Tax Branch. Amalgamations, business name registrations, name changes, directors, officers and registered head office information is confirmed.

● Professional Search

Confirmation of registration within the profession is provided (ie. doctor, lawyer, dentist etc.), revealing registration status, date of registration and other significant particulars.

● 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 past and current bankruptcies, along with consumer proposals, debt consolidation orders, commercial proposals and receiverships.

● Personal Property Lien Registrations

PPSA updates will identify many types of security agreements and liens, including secured borrowing facilities, lines of credit, term loans and lease agreements. Negative registrations such as tax liens, writs of enforcement, crown charges and statutory claims are also revealed through the search.

● 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. It will also reveal collection claims and public record information such as legal actions and judgments.

● 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 and often a simple consumer credit database "snap-shot" only reveals a part of the prospective tenants financial story.

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 tenants.



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"Protecting your investments,
one tenant at a time"

*Items/searches not sold separately