

# Get “credit” for paying your rent on time

We're an Experian RentBureau community

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We believe that our residents should get credit for managing the payments for the place they call home. That's why we've partnered with Experian RentBureau to include positive rental payment data in Experian credit reports.

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“In the long run, having a two-year excellent credit line for my rental payments will add value by helping me to potentially receive lower interest rates on a mortgage and car and consumer loans.”

— B. Scott, multifamily resident

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In the past, only negative rental payment data, such as rental collections, was reported to credit reporting agencies. Therefore, your on-time rental payments never were included in credit reports — unlike credit card, mortgage and car payments, which help build credit history when paid on time.

The addition of positive rental payment data in Experian credit reports can be a tremendous benefit to anyone who rents, especially non-credit-active, cash-based consumers.

We recognize the value of having a positive rental payment history, and we want to provide our residents with this unique opportunity to get credit for their on-time rental payments.

**Answers to common questions about rental payments on your credit report**

**What information is reported to Experian RentBureau?**

Experian® RentBureau® receives updated rental payment data every 24 hours from property management companies and

electronic rent payment processors across the nation. The positive, paid-as-agreed rental payment data reported to Experian RentBureau is incorporated within Experian credit reports.

**What type of rental payment information is on my Experian credit report?**

Only positive rental payment history reported to Experian RentBureau has been added to your Experian credit report. If available, the 25 most recent months of rental payment history information will be displayed. Negative rental payment information on a credit report, such as a collection account, already is reported to credit reporting agencies through collection agencies.

**Will my rental payments affect my credit score?**

Your rental payment information will be included as part of your standard credit report and may be incorporated into certain credit scores, such as VantageScore® and Experian's PLUS Score®. For more information on VantageScore, please visit [www.experian.com/getyourvantagescore](http://www.experian.com/getyourvantagescore).

### Can I build my credit history by paying my rent on time?

Yes. The inclusion of positive rental payment history within Experian credit reports allows you to establish or build credit history through timely rental payments.

### How will my apartment lease appear on my credit report?

Your apartment lease will appear on your credit report as a tradeline that describes your account status and activity. The tradeline will display your rental payment history on the lease for the past 25 months, if available, and will include additional information, such as the date opened, monthly payment amount and recent payment. The rental tradeline is reported as an "Open" portfolio type, defined as an account that must be paid in full each month.

### How will my information be used?

The Fair Credit Reporting Act (FCRA) regulates the Experian RentBureau database and the Experian consumer credit database. The FCRA is federal legislation that strictly governs the actions of credit reporting agencies and lists the permissible purposes for obtaining access to the information held by credit reporting agencies. With the exception of you getting your own report, access is restricted to businesses or government agencies that meet the permissible purpose requirements.

### How will lenders use my rental payment information?

Lenders may consider your rental obligation when determining your ability to repay new debt. There are many kinds of credit scores and many different underwriting practices that are used

by lenders for various types of lending, such as auto loans, mortgages and credit cards. Each credit grantor decides what standards you must meet for it to grant you credit.

### What should I do if I find an error or encounter a problem with my credit report?

All disputes are processed by Experian's National Consumer Assistance Center. If you have a dispute or a concern, you can call Experian toll-free at 1 888 EXPERIAN (1 888 397 3742) or you can access a dispute form online at [www.experian.com/disputes/main.html](http://www.experian.com/disputes/main.html).

Request a copy of your personal credit report directly from Experian and review it carefully. If you find an error, simply dispute the information immediately online or call or write to Experian following the instructions provided with your report.

Upon receiving your dispute, Experian's National Consumer Assistance Center will investigate, either resolve or affirm the dispute, and send you the results of the investigation. This process can take up to 30 days from the date the dispute is received.

### Where can I find out more about credit reports and scores?

To learn more about building credit history through rental payments, please visit [www.experian.com/buildcredithistory](http://www.experian.com/buildcredithistory). For additional information about your credit report, including how to obtain a copy of your credit report and how to manage your credit scores, please visit Experian's credit education page at <http://www.experian.com/credit-education/credit-information.html>.

### About Experian RentBureau

Experian RentBureau is the largest and most widely used database of rental payment information and currently includes information on more than 12 million residents nationwide. Property management companies and electronic rent payment processors report rental payment data directly and automatically to Experian RentBureau every 24 hours. This detailed rental payment information enables organizations to make better informed decisions. Property management companies utilize this data to screen new rental applicants' payment history as part of their existing resident screening services.

Experian is the first and only major credit reporting agency to incorporate the positive rental payment data reported to Experian RentBureau in consumer credit reports, enabling residents to build credit history by paying rent responsibly.

To learn more about Experian RentBureau, visit [www.experian.com/rentbureau](http://www.experian.com/rentbureau).

For renters interested in building credit history through rental payments, please visit <http://www.experian.com/rentbureau/rental-payment.html>.

# Rental tradeline sample



This is an example of how your rent will display on your credit report.

<p><b>1</b></p> <p><b>2</b></p> <p><b>3</b></p>	<p><b>4</b></p> <p><b>5</b></p> <p><b>6</b></p> <p><b>7</b></p> <p><b>8</b></p>	<p><b>9</b></p> <p><b>10</b></p> <p><b>11</b></p> <p><b>12</b></p> <p><b>13</b></p>																														
<p><b>EDC/SUNSHINE COMMUNITIES</b> PO BOX 26 ALLEN, TX 75013 <b>Phone number</b> (877) 704 4519</p> <p><b>Partial account number</b> 60Y681Y25</p> <p><b>Address identification number</b> 0125640508</p> <p><b>Payment history</b></p> <table border="1"> <tr> <td>2013</td> <td>2012</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>APR</td> <td>MAR</td> <td>FEB</td> <td>JAN</td> <td>DEC</td> <td>NOV</td> <td>OCT</td> <td>SEP</td> <td>AUG</td> <td></td> </tr> <tr> <td>OK</td> <td>OK</td> <td>OK</td> <td>OK</td> <td>OK</td> <td>OK</td> <td>OK</td> <td>OK</td> <td>OK</td> <td></td> </tr> </table>	2013	2012									APR	MAR	FEB	JAN	DEC	NOV	OCT	SEP	AUG		OK	OK	OK	OK	OK	OK	OK	OK	OK		<p><b>Date opened</b> Aug 2012</p> <p><b>First reported</b> Aug 2012</p> <p><b>Date of status</b> Apr 2013</p> <p><b>Type</b> Open</p> <p><b>Terms</b> 001</p> <p><b>Monthly payment</b> \$1,115</p>	<p><b>Credit limit or original amount</b> \$1,115</p> <p><b>Recent balance</b> \$1,115 as of Apr 2013</p> <p><b>Recent payment</b> \$1,115</p> <p><b>Responsibility</b> Individual</p> <p><b>Status</b> Open/never late</p>
2013	2012																															
APR	MAR	FEB	JAN	DEC	NOV	OCT	SEP	AUG																								
OK	OK	OK	OK	OK	OK	OK	OK	OK																								

## Glossary of terms

- 1 Reporter name** — The data furnisher listed on a rental tradeline consists of Experian Data Corp. (EDC) and the name of the property management firm. EDC is the Experian company that manages RentBureau.
- 2 Partial account number** — For rental tradelines, this is an internal identifier used to reference a specific lease.
- 3 Payment history** — This covers payment history during the past 25 months, beginning with the month represented by the balance date. The codes reflect the status of the account for each month. "OK" in the payment history grid represents a current (paying as agreed) status.
- 4 Date opened** — For rental tradelines, this date represents the lease start date or move-in date.
- 5 Date of status** — This is the date the property manager reported an update on the account.
- 6 Type** — Rental tradelines are reported as an "Open" portfolio type, defined as an obligation that must be paid in full each month.
- 7 Terms** — For rental tradelines, the terms reported will be "001," representing one scheduled payment due.
- 8 Monthly payment** — The dollar amount represents the rent amount the consumer is scheduled to pay.
- 9 Credit limit or original amount** — This field reflects the highest monthly rent amount reported on the lease.
- 10 Recent balance** — For rental tradelines, the recent balance reflects the monthly rent amount.
- 11 Recent payment** — The dollar amount represents the monthly rent amount the resident paid during the scheduled period.
- 12 Responsibility** — This describes the resident's association to the account per the Equal Credit Opportunity Act.
- 13 Status** — This reflects the status of the account as of the balance date.

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