



How to Read a Partners Credit & Verification Solutions Credit Report

This document contains detailed instructions on how to read a Credit Report provided by Partners Credit & Verification Solutions. Our innovative report format makes it easy for both loan professionals and consumers to read and understand our credit reports.

Inquiry Identification and Address

INQUIRY IDENTIFICATION					
Applicant					
SSN	Last Name	First Name	Middle	Suffix	Date of Birth
777-77-7777	BIGCREDIT	BARNEY			

INQUIRY ADDRESS				
Primary Address				
Address	City	State	Zip	
333 WEST 35TH ST	CHICAGO	IL	60616	

This section contains name, social security, and address information exactly as it was provided to us by the requestor. Incompleteness and/or inaccuracy in any of the fields can cause the credit bureaus to return incomplete and/or inaccurate information.

File Variations

<i>Bureau</i>	<i>Variation</i>	<i>SSN</i>	<i>Name</i>	<i>Date of Birth</i>
Equifax	BEQ1	777-77-7777	BARNEY BRIAN BIGCREDIT	06/11/1970
Experian	BXP1	777-77-7777	BARNEY B BIGCREDIT	
TransUnion	BTU1	777-77-7777	BARNEY B BIGCREDIT	

1. Bureau – Each of the three major credit bureaus (Equifax, Experian, and TransUnion) maintains a credit file based upon information that is reported to them by creditors. These files generally contain account information for current and closed accounts, public records (bankruptcies, judgments, and tax liens), and current and former address information. The bureaus maintain files independently of one another, therefore, some differences in the files are possible.

2. Variation – Each credit bureau returns a file variation which shows the name and social security number that they have on file for each borrower. For the primary borrower, the variations are labeled BTU1 (B=borrower, TU=TransUnion), BEX1 (Experian), and BEQ1 (Equifax). For the co-borrower, the variations are labeled CTU2, CEX2, and CEQ2.

Fraud Alert

FRAUD ALERT		
<i>File</i>	<i>Type</i>	<i>Text</i>
BEQ1	FACTA	FACTA: ADDRESS DISCREPANCY - SUBSTANTIAL DIFFERENCE BETWEEN THE ADDRESS SUBMITTED IN THE CREDIT REQUEST AND THE ADDRESS (ES) IN THE CREDIT FILE.
BEQ1	Equifax SAFESCAN	No alerts detected

Each credit bureau maintains a database which contains information pertaining to fraudulent activity. The inquiry information (name, address, and social security number) is matched against information in these databases. If there is a match with any of the inquiry information, an alert message will be returned. Further investigation may be necessary. There are three separate fraud alert products available: Safescan from Equifax, High Risk Fraud Alert from TransUnion, and FACS+ from Experian. A fraud alert product will not necessarily appear on every credit report provided by Partners Credit & Verification Solutions as it is an add-on product available at an additional cost. The federal government has also imposed additional fraud detection regulations on the credit bureaus with the Fair and Accurate Credit Transactions (FACT) Act. Alert messages will be returned in the FACTA section pertaining to address discrepancies, number of credit inquiries, and other situations where inconsistencies are identified in a consumer's credit file.

Office of Foreign Assets Control (OFAC)

<i>File</i>	<i>Text</i>
CEQ2	OFAC Match: Last Name, First Name. Specially Designated Narcotics Trafficker. OFAC First Name: WILMA. OFAC Middle Initial: P. OFAC Last Name: HOTCREDIT. OFAC Address: BOGOTA. OFAC City: COLOMBIA. OFAC Country Code: 158. THIS INFORMATION IS FOR ALERT PURPOSES ONLY AND IS NOT TO BE USED FOR DETERMINING A CONSUMER'S ELIGIBILITY FOR CREDIT OR ANY OTHER FCRA PERMISSIBLE PURPOSE. PLEASE REFER TO THE OFAC CUSTOMER GUIDE.

The Office of Foreign Assets Control (OFAC) is a division of the U.S. Department of Treasury. OFAC maintains a database containing information pertaining to Specially Designated Nationals and Blocked Persons. The Patriot Act requires that financial and lending institutions match applicant information against the OFAC database. The 'Text' section displays any messages that are returned when the consumer's information is run through the OFAC database. If an alert message is returned, thorough investigation is required. Often times the message will only state whether the individual appears in the OFAC database or not. OFAC will not necessarily appear on every credit report provided by Partners Credit & Verification Solutions as it is an add-on product available at an additional cost.

Credit Scores

551	Bureau Equifax	Score Model Equifax Beacon 5.0	Borrower Borrower, 777-77-7777	File BEQ1	Score Range 334 to 818
	<ul style="list-style-type: none"> ■ Serious delinquency, and derogatory public record or collection filed (Code:38) ■ Amount owed on delinquent accounts (Code:34) ■ Length of time since derogatory public record or collection is too short (Code:20) ■ Proportion of balances to credit limits is too high on bank revolving or other revolving accounts (Code:10) Number of inquiries impacted score.				

1. Scores – Each credit bureau calculates a credit score based on information in its file. They use proprietary scoring models and score independently of one another. For this reason, credit scores almost always differ by bureau. Any questions or issues regarding score should be directed to the reporting bureau.
2. Score Model – These are the names of the scoring models that the bureaus are using to score the files.
3. Factor Codes – Provided with each credit score are the four factors that have the greatest impact on the score. The separate field at the bottom will appear only if the number of inquiries on the credit file has in some way impacted the credit score.
4. Borrower – Identifies who the score is assigned to, Borrower or Co-borrower.

Tradelines

The Tradelines section lists each individual creditor that reports account information to the three credit bureaus. Each tradeline contains account information as it is reported by the creditor to the credit bureaus.

AAMG 783300623950250 (Banking)	Reported	Opened	Last Active	Reviewed	Balance	Payment	Past Due	30-59	60-89	90+
	08/2003	05/2002	08/2003	11 mos	\$79,299	\$613		0	0	0
	File	Mortgage		Mortgage		High Credit	Credit Limit			
	BEQ1 BTU1 BXP1					\$81,500				
	CTU2 CEQ2 CXP2									
	Payment Grid	08/03 - CCCCCCCCCC					Terms	240 MO		
Contact	2600 WEST BIG BEAVER ROAD M0904-470 RESEARCH DEPT, TROY, MI 48084-3306 / Tel: (800) 783-8900									
Status	Open / Pays account as agreed / As Agreed									
Other Remarks	REAL ESTATE MORTGAGE; Freddie Mac Account									



1. This field contains the **name, account number** of each individual creditor that the credit bureaus have in their files and the **type of business** describing the creditor. Directly above the name of the creditor, there are four smaller boxes. The box furthest to the left contains ECOA (Equal Credit Opportunity Act) codes that describe the consumers' association to the account (see below for ECOA codes). The next three boxes indicate the bureaus that are reporting information on this account. The left box is reserved for Equifax, the middle for Experian, and the right for TransUnion. If the box corresponding to the bureau is empty, that bureau is not reporting any information on that account. The box furthest to the right is used for ordering credit supplements. Click on the 'S' button (HTML report only) to order a supplement on the corresponding tradeline.

ECOA Codes:

I – Individual	Primary contractual responsibility for this account
J – Joint	Account contractual responsibility account, others associated with same
A – Authorized User	Authorized user of account; another has contractual responsibility
B – Applicant/ Primary Borrower	The individual named on the report guaranteed this account and assumes responsibility
C – Co-Applicant	The individual named on the report guaranteed this account and assumes responsibility
O – On behalf of	Individual signed an application for the purpose of securing credit for another individual
M – Maker	Individual is responsible for this account, guaranteed by a co-signer
S – Shared	Individual has guaranteed this account and assumes responsibility should signer default
T – Terminated	Account terminated
D – Deceased	Individual reported as deceased
U – Undesignated	Account has not been specified

2. Reported, Opened, Last Active, Reviewed – These fields contain date information relevant to the account. The Reported Date is the last date the creditor reported information to the credit bureau. The Opened Date is the date that the account was opened. The Last Active date is the last month in which the account was active. The Reviewed field contains the number of months that account has been reviewed by the credit bureaus.

3. Balance, Payment/Est Pmt, High Credit, Past Due, Credit Limit – The Balance field shows the outstanding balance on the account as of the Reported Date. The Payment/Est Pmt field shows the monthly or estimated payment that is due on the account. The High Credit field shows the highest amount ever owed on the account. The Past Due field shows any amounts that are currently past due. The Credit Limit field shows the credit limit on the account if applicable.

4. File – This field contains the file variations under which the account is being reported. See the explanation for File Variations above.

5. Pymt Grid/Terms – The payment grid shows 24 months of payment history. Reading from left to right, the grid shows the Last Reported month first going back 24 months. A 'C' in the payment grid means the account was paid as agreed in that month. An 'X' means no history was reported for that month. The Terms field shows the terms of the account in months for Real Estate or Installment accounts. For a Revolving (credit card) account, the terms show as Rev.

6. Contact/Status – The Contact field shows contact information for the creditor if available. The address and phone number listed (if available) is that of the creditor that is reporting the information. The Status field shows whether the account is current, closed, in collections, etc.

Derogatory Tradelines

The derogatory tradelines section is very similar to the tradelines section with a few exceptions listed below.

I-B	EQF	XPB	TU	Reported 12/2013	Opened 06/2010	Last Active 12/2011	Reviewed 41 mos	Balance \$1,209	Payment	Past Due \$1,209	30-59 2	60-89 2	90+ 5		
CAPITAL 1 BK 77529115164380				File	BXP1 BEQ1 BTU1	Revolving Credit Card			High Credit	Credit Limit	03/12	04/12	08/12		
				Payment Grid	12/13 - XX99XX9999X999X9444321CC3						Terms	REV		06/12	05/12
				Contact	PO BOX 85520, RICHMOND, VA 23285 / Tel: 800-955-7070										
				Status	Closed / Unpaid balance reported as a loss by credit grantor / Charge Off										

1.

1. Payment Grid – The payment grid under the Derogatory Tradelines section reads the same as it does under Tradelines. The difference is that there may be other codes present that correspond to late payments or other derogatory information. A separate list of these codes and the ECOA codes can be found on the website or by contacting Partners.

Payment Grid Codes:

C	Current
N	Current Acct./Zero Balance Rptd/No Current Update
X	No history reported or in dispute
1	30 Days past due date
2	60 Days past due date
3	90 Days past due date
4	120 Days past due date
5	150 Days past due date
6	180 Days past due date
7	Making regular payments or paying under WEP
8	Derogatory, Repossession and Foreclosure
9	Derogatory, Collection and Charge Off

2. 30-59, 60-89, 90+ – This section details the total number of late payments that have been reported on the account. The 30-59 field lists payments that were received more than 30 but less than 59 days after the due date. The 60-89 field lists payments received more than 60 but less than 89 days after the due date. The 90+ field lists payments that were received more than 90 days after the due date.

Public Records

The public records section contains any Tax Liens, Bankruptcies, or Civil Judgments that are present in each borrower's credit file.

1. EQF XPN TU			2. Type		3. Court		4. Docket		5. Amount		6. Bankruptcy Type
ECO A I-B			Judgment		Municipal Court		1234567		\$2,791		
8. Filing Date			9. File		10. Status Date		10. Status		11. Liability		11. Asset
12/01/2008			BTU1 BEQ1 BXP1		10/2010		Paid				Exempt
12. Reported Date			8. Attorney		13. Plaintiff		14. Under		777-77-7777		
2008-12					STATE OF ILLINOIS						
Contact 24405 AMADOR ST. HAYWARD, CA 94544 / Tel: 510 6902705											

1. These three boxes identify which bureaus have reported this public record. The first box is reserved for Equifax, the middle belongs to Experian and the third to TranUnion.
2. ECO A - This field contains an ECOA code that explains the borrower's association with the Public Record (An explanation of these codes can be found on the website or by calling Partners). The 'S' button is used to order a credit supplement on the specified Public Record. A more thorough explanation of the 'S' button appears in the Tradelines section.
3. Type - Displays the type of Public Record that is being reported (Tax Lien, Bankruptcy, or Civil Judgment).
4. Court - Shows the court, county, or state under which the Public Record has been filed.
5. Docket - Shows the court docket number associated with the Public Record, if applicable.
6. Amount - If the Public Record is a Tax Lien or Civil Judgment, this is the amount that is owed to satisfy the lien or judgment.
7. Bankruptcy Type - Identifies what type of bankruptcy is associated with this record, not applicable for tax liens or judgments
8. Filing Date/Status Date - The Filing Date shows the month and year in which the Public Record was filed. The Status Date shows the month and year in which the Public Record was discharged, satisfied, or released. If the Status Date is blank, it usually means that the Public Record is still active.
9. File - This field contains the file variations under which the record is being reported.
10. Status - The Status field shows the current rating of the Public Record. If the Status is blank, it usually means that Public Record is still active.
11. Liability/Asset/Exempt - These three fields show a dollar amount for each category (liability, asset, and exempt) and are only applicable for a Bankruptcy.
12. Reported Date - Indicates the last time that the Public Record was updated at the bureau level.



13. Attorney/Plaintiff – Identifies the attorney and plaintiff associated with this record.

14. Under – Shows the name and social security number of the person under whom the Public Record was filed.

Inquiries

Any inquiries to the borrower's credit file over the past 90 days are listed in this section. Dates of each inquiry are given as well as the company that requested the credit information and/or the credit reporting agency that provided the report.

Also Known As

This section lists any variations on the names of the borrowers that the credit bureaus have on file. The furthest field to the right (Labeled 'File') shows the file variation that any particular name is reporting under.

Addresses

This section lists any current and previous addresses that any of the borrowers have occupied. Similar to the Also Known As section, the 'File' field shows which bureau is reporting each address.

Employment

This section lists any current and former employers that are contained in the credit bureau files for each borrower.

Notice to Home Loan Applicant

The Fair and Accurate Credit Transactions (FACT) Act requires that the consumer be provided with a disclosure that contains the credit score(s) issued by one or more of the credit bureaus and the key factors affecting the score(s). Partners Credit & Verification Solutions provides this disclosure at the end of each of our reports for the convenience of the customer and consumer. One disclosure per applicant is provided at the end of the report with a signature line for each applicant to sign if so desired.