

How to Read a Tenant Credit Report

This guide explains how to interpret each section of a tenant credit report—especially those provided by ApplyConnect—including identification, credit score, account history, public records, eviction data, and criminal background.

1. Applicant & Reporting Details

At the top, you'll find the applicant's name, current and previous addresses, employer details, report number, and the report date—key for identity verification.

2. VantageScore (Credit Score)

This Experian-supplied score ranges from 300 to 850. A higher score reflects stronger credit reliability. You'll also see up to five risk factors that influenced the score (e.g., "serious delinquency"). Note: Criminal records don't affect the score unless there's a monetary judgment.

3. Credit Summary & Tradelines

This section summarizes key metrics like total accounts, late payments, collections, and open accounts. Each account (tradeline) is broken down with fields like creditor name, date opened, status, high credit, balance, months reviewed, days past due, and last activity.

4. Collection Accounts

Any accounts sent to collections are clearly listed, with the original creditor, collection agency, and account details. Codes like "DLA" (Date of Last Activity), "MOS REV" (Months Reviewed), and "SRC" (Source) may appear depending on the reporting format.

5. Public Records

This includes bankruptcies, tax liens, and civil judgments. Eviction records—unless tied to a monetary judgment—typically appear in a separate eviction search rather than here.

6. Eviction & Criminal Background

Tenant reports may include a nationwide eviction search (with case details, judgment amounts, addresses) and a criminal background scan covering court records, sex-offender registry, aliases, and more—separate from the credit report.

7. Prior Inquiries & Contact Info

Shows who else pulled the report in the last 24 months. Includes contact details for the reporting service and the credit bureau if disputes arise.

Tips for Reading the Report

- Compare the report's personal details with the application to verify identity.
- Evaluate the VantageScore—higher is better; look at the influencing risk factors.
- Scrutinize tradelines: late payments, high balances, and collection activity are red flags.
- Look carefully at public records and eviction/criminal histories—these may indicate increased risk.
- Be sure to follow FCRA rules—provide an adverse action notice if you deny someone based on their report.