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**Order Information**

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REPORT ID XA65334XNDJL89  
ORDERED BY Jack Nelson  
jack@nelsonprop.com  
DATE 09-23-2008

*Thank you for using iRISQ!*

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**Prospective Tenant**

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NAME Lea Robinson  
TELEPHONE 415-555-0387  
EMAIL lar@hotmail.com  
PROPERTY 1174 W. Bay Court #6  
San Francisco, CA 94117  
IRISQ SCORE 4.0 out of a possible 5.0

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**References** 2 landlord reference(s) and 1 employment reference.

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**REFERENCE FROM LANDLORD**

REFERENCE DATE 09-22-2008  
OCCUPANCY DATES 05-01-2005 to 08-31-2007  
PROPERTY 101 13th Street  
Santa Rosa, CA 97608  
NAME Mike Chang  
PHONE 707-555-8932  
EMAIL michael@gmail.com

**QUESTIONS AND ANSWERS**

1. Received one or more complaint from neighbors during occupancy? [No]
2. Received one or more visit from law enforcement during occupancy? [No]
3. Rental amount at end of occupancy? [\$1000-2000]
4. Paid rent late twice or more during occupancy? [No]
5. Exited property before end of lease term? [Yes]  
*"She told me that she took a new job in SF but gave me plenty of advance notice, so it wasn't a problem."*
6. Was refunded full security deposit? [No]  
*"There was some water damage from a fish tank."  
Applicant disagreed and said "I noticed the water damage before I got my fish tank but I forgot to report it."*
7. Would prefer to rent to this tenant again? [Yes]

**REFERENCE FROM LANDLORD**

REFERENCE DATE 09-23-2008  
OCCUPANCY DATES 09-01-2007 to 08-31-2008  
PROPERTY 11 Wilson Street  
San Francisco, CA 94108  
NAME Evelyn Moore  
PHONE 415-555-2446  
EMAIL emoore@citiapts.com

**QUESTIONS AND ANSWERS**

1. Received one or more complaint from neighbors during occupancy? [No]
2. Received one or more visit from law enforcement during occupancy? [No]
3. Rental amount at end of occupancy? [\$1000-2000]
4. Paid rent late twice or more during occupancy? [Yes]  
*"There was an issue with her bill payment service that resulted in late payments so she stopped using it. Afterwards, things were fine."  
Applicant agreed and said "I had the wrong payment zip code but didn't notice right away."*
5. Exited property before end of lease term? [No]
6. Was refunded full security deposit? [Yes]
7. Would prefer to rent to this tenant again? [Yes]  
*"Overall, she was a really good tenant and was easy to get along with."*

### REFERENCE FROM EMPLOYER

REFERENCE DATE 09-22-2008  
COMPANY NAME Serenity Marketing  
NAME Samir Gupta  
PHONE 415-555-7000  
EMAIL samirg@smc.com

### QUESTIONS AND ANSWERS

1. Employment Status [Currently employed]
2. Employment Type [Full-time]
3. Employment Term [1-2 years]
4. Job Title [Marketing Manager]
5. Monthly Compensation [\$4,000 - \$7,000]