

## How to Read an Old Republic Credit Services Credit Report

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

### Inquiry Identification and Address

<b>Applicant</b>					
SSN	Last Name	First Name	Middle	Suffix	Date of Birth
777-77-7777	BIGCREDIT	BARNEY			

<b>Primary Address (Applicant)</b>				
Address	City	State	Zip	
333 W 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	787-87-8787	FRED T HOTCREDIT	
Experian	BXP1	787-87-8787	FRED T HOTCREDIT	1956

**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, judgements, 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**

<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	SAFESCANNED: Your inquiry has gone through our SAFESCAN data base.

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 Old Republic Credit Services 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 Old Republic Credit Services as it is an add-on product available at an additional cost.

## Credit Scores

<b>582</b>	Bureau	Equifax	Score Model	Equifax Beacon	Borrower	Borrower, 787-87-8787	File	BEQ1
	<ul style="list-style-type: none"> <li>▪ Time since delinquency is too recent or unknown</li> <li>▪ Length of time since derogatory public record or collection is too short</li> <li>▪ Serious delinquency, and derogatory public record or collection filed</li> <li>▪ Too many inquiries within the last 12 months</li> </ul>							
Number of inquiries impacted score.								

1. points to the score 582  
2. points to the Score Model field  
3. points to the Factor Codes list  
4. points to the Borrower field

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.

<b>AAMG</b> <b>783300623950250</b> (Banking)	J-B	EQF	XPN	TU	S	Reported	08/2003	Opened	05/2002	Last Active	08/2003	Reviewed	11 mos	Balance	\$79,299	Payment	\$613	Past Due		30-59	60-89	90+
	File	BEQ1	BTU1	CTU2		Mortgage								High Credit	\$81,500	Credit Limit						
	Payment Grid	08/03 - CCCCCCCCCCCC											Terms									
	Contact	2600 WEST BIG BEAVER ROAD											M0904-470 RESEARCH DEPT, TROY, MI 48084-3306 / Tel:									
	Status	Open / Pays account as agreed																				

1. points to the account number  
2. points to the Reported, Opened, Last Active, Reviewed fields  
3. points to the Balance, Payment, Past Due fields  
4. points to the Contact field  
5. points to the Status field  
6. points to the Mortgage field

- 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 (An explanation of these codes can be found on the website or by calling ORCS). 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.
- 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.

2.

I-B	EQF	XPB	TU	S	Reported	Opened	Last Active	Reviewed	Balance	Payment	Past Due	30-59	60-89	90+		
					08/2003	05/1998	08/2003	74 mos	\$397	\$19		2	1			
<b>MBGA/JC PENNEY</b> <b>781337079139</b> (Department and Mail Order)					File	BXP1 BTU1 BEQ1		Revolving		High Credit	Credit Limit	06/03	12/02			
								Charge Account		\$493	\$200					
					Payment Grid	08/03 - CC1CCCCC21CCCCCCCCCCCCCCCC							Terms	REV		
					Contact	PO Box 27570, Albuquerque, NM 87125										
					Status	Open / Current account/was delinquent 60 days past due date										

1.

1. Pynt 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 list of these codes and the ECOA codes can be found on the website or by contacting ORCS.

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.	2.	3.	4.	5.	6.		
7.							
EQF	U-B	S	Type	Court	Docket	Amount	Bankruptcy
ECDA			Judgment		9988776	\$2,791	
Filing Date	BEQ1	Status Date	Status	Satisfied	Liability	Asset	Exempt
09/01/1997		07/1999					
Reported Date	Attorney	Plaintiff	STATE OF ILLINOIS	Under	777-77-7777		
12.	8.	9.	13.	10.	14.		
11.							

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 ORCS). 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). Old Republic Credit Services 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.