

A vexatious tenant can maintain a healthy credit record

Res ipsa loquitur "the thing speaks for itself"

Vision Statement

"to create an international, interactive forum, whereby exposing vexatious tenants on a global scale, to further deter such from further parasitical conduct"



Mission Statement

"facilitating our *Vision* by providing a robust interactive platform whereby rental agents and property owner alike, globally view and exchange relevant tenant *payment, behavioral and property maintenance profiles, respectively*"



Most vexatious tenants maintain healthy credit ratings whilst few have criminal records, notwithstanding, many excellent tenants maintain poor credit ratings, whilst some may have criminal records

Introduction

The past decade cultivated numerous reputable rental candidate verification agencies, all promising uncompromising ethics and moral standards, predominantly focussed on local credit and criminal profiles respectively, whilst validating international candidates is less common, as this is more challenging. Despite these highly specialised service offerings, which by design, filter potentially dishonest and undesirable applicants, property owners and rental agents alike, consistently struggle diabolical odds when soliciting decent, reliable, trustworthy occupants. Notwithstanding these stringent processes, many property owners have experienced various financial losses over this period, due mainly to the inept inadequacy of these processes.

TenStat Verification Bureaux offers a pioneering, comprehensive end-to-end turnkey solution, encompassing an international link between all registered agents and owners alike, providing a robust interactive platform whereby these view and exchange vital tenant specific, payment, behavioural and property maintenance profiles respectively.

Knowing a prospective tenant's credit and/or criminal profile, eliminates a portion of rental related pitfalls often plaguing agents and property owners alike, as these identify potential payment risk and/or criminal intent, not the incumbent integrity of any prospective tenant.

Many property owners have yielded sound monthly returns, whilst many others haven't, only to spend vast amounts on repairs and maintenance, often exceeding the initial deposit once a tenant has vacated the residence due to neglect and/or vandalism. Neither criminal, credit nor in-depth screening provide an accurate depiction of each vexatious tenant locally and/or abroad. Neither rental agents and owners alike, have access to this information, as to date, all current information is restricted to isolated silos with no central repository housing such vital information.

To this end, TenStat Verification Bureaux was established. Creating not only an incumbent platform whereby agents and owners alike, compare and exchange tenant specific information unavailable through traditional channels, but also facilitating "blacklisting" vexatious tenants on an international scale, thereby becoming a deterrent, as any misconduct is no longer restricted to geographic boundaries and/or specific organisations.

It is our belief, comprehensively knowing each prospective tenant's rental, behavioural and ethical history, eliminates costly credit, criminal and other verification requirements, typically charged on an individual enquiry basis.



TenStat Unique Service

TenStat Verification Bureaux is by design, designed to assist agents and owners alike, not compete with them. Our solution is simple; we offer a centralised data repository, whereby any of these list, compare and exchange within a secure, structured framework:



- financial mischief
- property maintenance profiles
- vandalism, including repair costs
- abscond ion
- eviction
- subletting
- overcrowding
- domestic hygiene
- behavioural complaints
- unlawful activities
- criminal activities
- material breach in contract
- blacklisting

All registered agents and owners alike, enjoy unhindered, unlimited access to this information from any location and/or country respectively. In addition, these enjoy unhindered, unlimited access to prospective international tenant profiles, should such be making application to rent within their respective boundaries or vice versa.



Tenant Listing

Tenant ID Number

Tenant Initials

Tenant Surname

Tenant Contact Number +

Tenant email Address

Payment Profile	No late payments	<input type="checkbox"/>
	1 - 3 Late payments	<input type="checkbox"/>
	4 - 6 Late payments	<input type="checkbox"/>
	6 - 9 Late payments	<input checked="" type="checkbox"/>
	Exceeding 9 late payments	<input type="checkbox"/>
	Letters of demand and/or cutting lights	<input type="checkbox"/>
	Legal costs incurred	<input type="checkbox"/>
	Tenant absconded	<input checked="" type="checkbox"/>
	Tenant evicted	<input type="checkbox"/>
Financial loss/legal costs incurred	0.00 - 15 000.00	<input type="checkbox"/>
	15 001.00 - 30 000.00	<input checked="" type="checkbox"/>
	30 001.00 - 45 000.00	<input type="checkbox"/>
	45 001.00 - 60 000.00	<input type="checkbox"/>
	60 001.00 - 75 000.00	<input type="checkbox"/>
	Exceeding 75 000.00	<input type="checkbox"/>
	Financial loss/legal costs not recovered	<input checked="" type="checkbox"/>
Pet Profile	Tenant keeps pet(s)	<input checked="" type="checkbox"/>
	Tenant's pet(s) a nuisance	<input type="checkbox"/>
Domestic hygiene	Tenant maintains a high level of hygiene	<input type="checkbox"/>
	Tenant maintains an average level of hygiene	<input checked="" type="checkbox"/>
	Tenant maintains a poor level of hygiene	<input type="checkbox"/>
	Tenant maintains a filthy level of hygiene	<input type="checkbox"/>
	Tenant hygiene considered a health risk	<input type="checkbox"/>



Tenant Listing Continued

Interior maintenance & housekeeping	Residence interior well maintained	<input type="checkbox"/>
	Residence interior well maintained with minor exceptions	<input type="checkbox"/>
	Residence interior neglected	<input checked="" type="checkbox"/>
	Residence interior vandalized	<input type="checkbox"/>
Exterior maintenance & housekeeping	Residence exterior well maintained	<input type="checkbox"/>
	Residence exterior well maintained with minor exceptions	<input checked="" type="checkbox"/>
	Residence exterior neglected	<input type="checkbox"/>
	Residence exterior vandalized	<input type="checkbox"/>
Garden maintenance & housekeeping	Residence garden well maintained	<input type="checkbox"/>
	Residence garden well maintained with minor exceptions	<input type="checkbox"/>
	Residence garden neglected	<input checked="" type="checkbox"/>
	Residence garden vandalized	<input type="checkbox"/>
Pool maintenance & housekeeping	Residence pool well maintained	<input type="checkbox"/>
	Residence pool well maintained with minor exceptions	<input type="checkbox"/>
	Residence pool neglected	<input type="checkbox"/>
	Residence pool vandalized	<input type="checkbox"/>
Neglect/vandal repair costs	0.00 - 10 000.00	<input checked="" type="checkbox"/>
	10 001.00 - 20 000.00	<input type="checkbox"/>
	20 001.00 - 30 000.00	<input type="checkbox"/>
	30 001.00 - 40 000.00	<input type="checkbox"/>
	40 001.00 - 50 000.00	<input type="checkbox"/>
	Exceeding 50 000.00	<input type="checkbox"/>
	Neglect/vandal repair costs not recovered	<input type="checkbox"/>
Tenant occupancy	As per lease agreement	<input type="checkbox"/>
	As per lease agreement with minor exceptions	<input checked="" type="checkbox"/>
	1 - 3 Additional unauthorised occupants	<input type="checkbox"/>
	4 - 6 Additional unauthorised occupants	<input type="checkbox"/>
	Exceeding 6 additional unauthorised occupants	<input type="checkbox"/>
	Unauthorised subletting to 3rd party(s)	<input type="checkbox"/>



Tenant Listing Continued

Tenant behaviour	No complaints from neighbours/body corporate	<input type="checkbox"/>
	Minor complaints from neighbours/body corporate	<input checked="" type="checkbox"/>
	Major complaints from neighbours body corporate	<input type="checkbox"/>
	Police intervention	<input type="checkbox"/>
Tenant integrity	Pleasant demeanour/good communication	<input checked="" type="checkbox"/>
	Unpleasant demeanour/evasive communication	<input type="checkbox"/>
	Tenant reneges on agreement after signing, failing to take occupancy	<input type="checkbox"/>
	Tenant exploits minor snags, creating commercial/legal complaints in an attempt to circumvent/refuse paying rent	<input checked="" type="checkbox"/>
	Tenant unlawfully removed items from residence	<input type="checkbox"/>
	Tenant gained access under false pretence	<input type="checkbox"/>
	Tenant displays aggressive and/or threatening tendencies	<input type="checkbox"/>
	Unauthorised activity associated with residence	<input type="checkbox"/>
	Unlawful activity associated with residence	<input type="checkbox"/>
	Criminal activity associated with residence	<input type="checkbox"/>
Tenant recommendation	Tenant recommended	<input type="checkbox"/>
	Tenant recommend with caution	<input type="checkbox"/>
	Tenant not recommended	<input checked="" type="checkbox"/>

Comments



TenStat Online Tenant Report

Tenant ID Number	000000 0000 00 0	Listing Date	2010/01/01
Tenant Initials	J M		
Tenant Surname	Hancock		

Tenant Payment Profile	6 - 9 Late payments Tenant absconded
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Financial loss/legal costs incurred	15 001.00 - 30 000.00 Financial loss/legal costs not recovered
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Pet profile	Tenant keeps pet(s)
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Domestic hygiene	Tenant maintains an average level of hygiene
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Interior maintenance & housekeeping	Residence interior neglected
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Exterior maintenance & housekeeping	Residence exterior well maintained with minor exceptions
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Garden maintenance & housekeeping	Residence garden neglected
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Neglect/vandal repair costs	0.00 - 10 000.00
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Tenant occupancy	As per lease agreement with minor exceptions
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Tenant behaviour	Minor complaints from neighbours/body corporate
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Tenant integrity	Pleasant demeanour/good communication
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Tenant exploits minor snags, creating commercial/legal complaints in an attempt to circumvent/refuse paying rent

Tenant recommendation	Tenant not recommended
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Tenant 38081 SMS Enquiry

SMS (ID 0000000000000) to 38081

Tenant 38081 SMS Report

ID 0000000000000; Tenant not recommended



Balancing the Scales

- does your current tenant verification agency report detailed tenant information older than two years?
- does your current tenant verification agency report detailed neglect and/or vandalism information?
- does your current tenant verification agency report detailed financial loss, costs incurred due to non-payment, neglect and/or vandalism?
- does your current tenant verification agency report detailed domestic hygiene information?
- does your current tenant verification agency report detailed maintenance & housekeeping information?
- does your current tenant verification agency report detailed occupancy/overcrowding information?
- does your current verification agency report detailed unauthorised 3rd party subletting information?
- does your current tenant verification agency report detailed tenant behavioural information?
 - does your current tenant verification agency report detailed international tenant information across all spectrums listed above?
 - does your current tenant verification agency facilitate listing vexatious tenants locally and internationally across seven continents?

If you answered no to any of these questions, you are not empowered to make an informed decision, as such could find yourself potentially exposed to undue risk.