



Mortgage Broker Credit Report User Guide

New Enhancements

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Mortgage Broker Credit Report Overview

What is New

Equifax is thrilled to launch a new layout to the Mortgage Broker Credit Report that will allow you to find the information you need more easily with a fresh, clean look:

- Easier to read and find important information
- Account Summary Table
- Payment History Tables

Discontinuation of Joint Files

We will also stop offering the option for a joint credit report in this new report format. The vast majority of brokers already pull individual reports for multiple applicants and eliminating the joint file option allows us to create a report that is more user friendly and includes a summary table.

If you need support pulling more than one report per application, please reach out to your connection partner.

Availability of Previous Format

Your connector partner will continue to provide the previous format in addition to the new format. You can still use the previous format as you become comfortable with the new format.

Additionally, the joint credit report will still be available in the previous format. If you require a joint report, please refer to the previous version. Your connector will provide guidance on retrieval of the previous and current reports.

New Mortgage Broker Credit Report

Please note that not all sections of the report are available for all customers. Some sections require an additional subscription. Content provided in this is a sample report is for illustrative purposes only and the content of consumer credit files varies depending on the consumer and other factors.

Section 1: Response From Equifax

The **Response From Equifax** section includes information about the consumer. Some information such as the SIN is give-to-get. The Unique Number (CID) is the number assigned to each consumer and will help identify the request.

EQUIFAX	Mortgage Broker Report
MEMBER NUMBER: 001ZZ21355 VENDOR NUMBER: TEST TXN	
RESPONSE FROM EQUIFAX	
NAME:	JOHN, SMITH
DATE OF BIRTH:	1973-06-15
SIN:	-
FILE PULLED:	2022-02-11
UNIQUE NUMBER (CID):	439160821
DATE FILE WAS ESTABLISHED:	2001-10-09
DATE OF MOST RECENT ACTIVITY:	2022-05-11
AKA NAME:	JOHN
FORMER NAME:	JON
LEGAL NAME CHANGE:	MICHAEL

Section 2: Employment

The **Employment** section includes any employment information that has been reported to Equifax and may not be a complete account of the consumer's employment history.

EMPLOYMENT								
STATUS	OCCUPATION	EMPLOYMENT VERIFICATION	START DATE	SALARY	EMPLOYER	ADDRESS	END DATE	SALARY VERIFICATION
Current	PRESIDENT	2021-09	2021-12	200,000	ABC CORP	MONTREAL QC	-	-
Former	SR MANAGER	2020-05	2020-01	150,000	XYZ LMT	CALGARY AB	2021-12	-
Former	MANAGER	2018-09	2017-12	100,000	2012345 ONTARIO INC	TORONTO ON	2020-12	-

Section 3: Consumer Information

The **Consumer Information** section includes the consumer's current and historic addresses and phone numbers that have been reported to Equifax and may not be a complete account of the consumer's address and phone history.

CONSUMER INFORMATION

ADDRESS

STATUS	ADDRESS	DATE REPORTED
Current Address	1 STE CATHERINE ST E, MONTREAL, QC H0H0H0	2022-01
Former Address	2 17 AVE SW, CALGARY, AB T9T9T9	2020-05
Second Former Address	99 BLOOR ST UNIT#1, TORONTO, ON M5M5M5	2018-05

PHONE

STATUS	NUMBER	Type	DATE REPORTED	DATE LAST RECEIVED
Current	905 5559876	-	2007-05-01	2022-03-01

Section 4: Alerts and Triggers

The **Alerts and Triggers** section includes warning messages or alerts such as SafeScan. These warnings should never be shown to consumers as they are fraud detection products.

ALERTS & TRIGGERS

SAFESCAN WARNING

NO FRAUD INDICATION WAS DETECTED

Section 5: Consumer Declaration or Statement

The **Consumer Statement** section includes Statements or Warning messages placed on the file by the consumer or an authorized third party, such as a credit grantor or trustee.

You must read these warnings before you review the rest of the credit report and act accordingly.

CONSUMER DECLARATION

COMMENT

2022-01 - THERE IS A WARNING ON YOUR FILE PLEASE CONTACT CONSUMER AT 555 999 9999 - Date to be purged: 2022-03

Section 6: AML Assist

The **AML Assist** section helps lenders meet their FINTRAC requirement by verifying the consumer's name, address, and date of birth. Mortgage Brokers do not have this FINTRAC requirement, however it will help you verify the information you entered against the information Equifax has on record. AML Assist should never be shown to consumers as it is a fraud detection product.

The Header section contains the information you imputed and the Single section verifies if the information entered matches the information Equifax has on record.

AML ASSIST			
Header			
SingleSourceHit	Y	DualSourceHit	N
WaterfallProcess	N	SingleSourceDecision	Y
OriginOfCreditFile	CANADA	CreditFileCreateDate	20011009
NumberOfTradesOnFile	005	OldestTradeDateOpened	20110903
UniqueNumber	0439160821	InputDateOfBirth	19730615
InputName	JOHN,MICHAEL,SIMTH	InputAddress	1,STE CATHERINE ST E,MONTREAL,QC,H0H0H0
DateOfTransaction	20220211	-	-
Single			
LastNameMatch	Y	FirstNameMatch	Y
MiddleNameMatch	Y	SuffixNameMatch	X
AddressCivicMatch	Y	AddressStreetNameMatch	Y
AddressCityMatch	Y	AddressPostalCodeMatch	Y
AddressProvinceMatch	Y	DateOfBirthMatch	Y
FirstFormerAddressMatch	N	SecondFormerAddressMatch	N
CurrentAddressReportedDate	202109	DateOfBirthAsReported	19730615
NameAsReported	JOHN,MICHAEL,SIMTH	AddressAsReported	1,STE CATHERINE ST E,MONTREAL,QC,H0H0H0
MoreThanOneDistinctSource	Y	AgeOfCreditFileThreeOrMoreYearsOld	Y

Y = Yes (pass or match)

N = No (fail or not a match)

P = Partial Match

X = Not provided on input

Z = Not available on credit report

*Some credit grantors are more or less strict about the threshold for a partial match vs not a match, so use of this code may vary depending on the member and type of error.

Section 7: Inquiries

The **Inquiries** section includes any derogatory or “hard” inquiries made on the consumer’s credit file. These are usually applications for credit.

Some consumers may have a subsection called **Foreign Bureau**. This section shows any inquiries that were made by a USA based lender to a Canadian Consumer Credit Report.

INQUIRIES			
MEMBER NAME	MEMBER NUMBER	PHONE NUMBER	INQUIRY DATE
TELCO CAN/CAN TELCOM	444UT45678	514 493-2855	2021-08-31
RETAIL CREDIT CARD CO	001BB26263	416 227-5192	2021-08-31
AUTO FINANCE INC	001BB25834	514 493-2376	2021-08-31
MINISTRYOFATTORNEYGENERAL	999VX00000	--	2020-02-09

FOREIGN BUREAU			
NAME OR NUMBER	CODE	INDICATOR	INQUIRY DATE
INTLUSA111CG22222	NAL	-	2019-01-02
INTLUSA222FZ33333	NAL	-	2018-01-02

Section 8: Scores

The **Scores** section may include Delinquency Scores and Bankruptcy Scores.

SCORES	
FICO: 688 <ul style="list-style-type: none"> - Number collections with collection amount > \$250. - Number of derogatory public records. - Amount currently past due. - Thick Subprime Credit File 	BANK. NAV. INDEX 2: 650 <ul style="list-style-type: none"> - Number of trades currently past due. - Number of revolving trades with high utilization. - Number of inquiries in last 12 months. - Existing Bankruptcy Scorecard.
CRP 3.0: 696 <ul style="list-style-type: none"> - Number collections with collection amount > \$250. - Number of derogatory public records. - Amount currently past due. - Thick Subprime Credit File 	ERS 2.0: 701 <ul style="list-style-type: none"> - Number of Trades with Amount Past Due. - Number of Third Party Collection Items within the Last 3 Years. - Percent of Rate 1 Trades to Total Trades on File. - Delinquent Thick.

Section 9: Account Overview

The **new Account Overview** section provides a summary of the Consumer's Accounts or Tradelines. You can use this section to quickly see the number of accounts, total balance, and late payment history a consumer has.

ACCOUNT OVERVIEW					
	MORTGAGE	REVOLVING	INSTALLMENT	LINE OF CREDIT	OPEN
TOTAL NUMBER OF ACCOUNTS	1	1	1	1	1
TOTAL ACCOUNTS WITH BALANCE	1	1	1	1	1
TOTAL BALANCE	516,000	1,074	10,000	7,500	190
PAYMENT AMOUNT	2,000	10	1,000	0	95
ACTUAL PAYMENT	0	0	999	0	0
OLDEST OPEN DATE	2020-12-04	2015-06-03	2019-11-15	2011-12-10	2015-09-03
DATE LAST REPORTED	2021-04-30	2021-04-30	2021-04-25	2021-04-30	2021-04-30
WRITTEN OFF AMOUNT	0	0	0	0	0
CREDIT LIMIT	0	17,000	48,000	30,000	285
HIGH LIMIT	0	17,123	48,000	25,000	300
TOTAL PAST DUE	50	45	0	50	95
30 DAYS	2	2	3	0	6
60 DAYS	1	1	2	2	10
90 DAYS	0	1	2	0	0

Section 10: Tradeline Accounts

The **newly designed Tradeline Accounts** section provides a more comprehensive view of each consumer account.

The first column provides a summary of the repayment terms, current rating, and any comments on the file.

The middle and left column provide an improved layout of the account summary including balance, credit limit, and most recent activity.

The table provides an improved layout for the consumers repayment account ratings. You can see the repayment rating by year and month and the number of 30/60/90+ past due payments.

At the bottom of the section, we have included a glossary of the Rating Codes, Status Codes, and Portfolio Types.

RETAIL CREDIT CARD 6549208739488392 514 277-0404																		
MEMBER NUMBER:	001BB26263	CREDIT LIMIT:	17,000										PAYMENT AMOUNT:	10				
NUMBER OF TRADE UPDATES:	18	HIGH CREDIT:	17,123										ACTUAL PAYMENT:	-				
PORTFOLIO TYPE CODE:	R	BALANCE:	1,074										PAST DUE AMOUNT:	45				
PAYMENT FREQUENCY:	Monthly	DATE OPENED:	2015-06-03										DATE OF FIRST DELINQUENCY:	-				
RATING CODE:	2	DATE OF LAST ACTIVITY:	2021-04-30										WRITTEN OFF AMOUNT:	-				
NARRATIVE:	Monthly	DATE REPORTED:	2021-04-30										DATE CLOSED:	-				
ACCOUNT REVIEW:	One payments past due This account has been reviewed over a 18 month period		YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	30	60	90+
			2022	1	1	1	2	-	-	-	-	-	-	-	-	2	1	1
			2021	1	1	1	1	1	1	1	1	1	1	1	1			
			2020	1	1	1	2	3	4	1	1	1	1	1	1			
			2019	1	1	1	1	1	1	1	1	1	1	1	1			
			2018	1	1	1	1	1	1	1	1	1	1	1	1			

MANNER OF PAYMENT North American Standard Account Ratings	0: Too new to rate, approved 1: Paid <30 days; not >1 past due 2: Paid 30-60 days, not >2 past due	3: Paid 60-90 days, not >3 pas due 4: Paid 90-120 days; 4 past due 5: >120 days late, not rated '9'	7: Regular payments under consolidation 8: Repossession 9: Bad debt, in collections, skip account
Status Codes	A: Account is inactive J: Adjustment pending	B: Lost or stolen card S: Dispute resolution pending	C: Contact member for rate
R: Revolving C: Line of Credit	I: Installment L: Lease	O: Open	M: Mortgage

Section 11: Public Records

The **newly designed Public Records** section provides a more comprehensive view of Information obtained from Public Court Records.

This section includes an improved layout of the account summary including balance, credit limit, and most recent activity.

* Note not all consumers will have a Public Records section

** Note a Secured Loan is not considered derogatory

PUBLIC RECORDS					
BANKRUPTCY					
DATE FILED:	2018-03	CASE TRUSTEE:	TRUSTEE INC	COURT NAME:	MINISTRY OF THE ATTORNEY GENERAL
TYPE OF ACTION:	Individual	CASE NUMBER:	123456789	COURT MEMBER NUMBER:	001BB01415
FILED BY:	Subject	LIABILITY / AMOUNT OWED:	2,000	ASSET VALUE:	40,000
DISPOSITION:	Proposal to creditors - paid	DATE OF DISCHARGE:	2020-12		
UNPAID COLLECTION					
DATE FILED:	2019-12	COLLECTION AGENCY NAME:	FAMILY COUTH	ORIGINAL CREDITOR'S NAME:	ABC LENDING ACCOUNT NO 123456789
TYPE:	UC	COLLECTION AGENCY ACCOUNT NUMBER	650VS00014	ORIGINAL CREDITOR'S ACCOUNT NUMBER	-
LEDGER NUMBER:	H01111356762	CURRENT BALANCE:	8,000	ORIGINAL CREDITOR'S CODE	ZZ
REASONS CODE:	U	DATE OF LAST ACTIVITY:	2019-12	ORIGINAL DEBT AMOUNT:	12,000
DATE PAID/VERIFIED:	2019-08	NARRATIVE:	-		
PAID COLLECTION					
DATE FILED:	2019-09	COLLECTION AGENCY NAME:	AUTOMOBILE FINANCE INC	ORIGINAL CREDITOR'S NAME:	XYZ AUTO 987654321
TYPE:	PC	COLLECTION AGENCY ACCOUNT NUMBER	650FZ01039	ORIGINAL CREDITOR'S ACCOUNT NUMBER	-
LEDGER NUMBER:	CRDAC098098987698	CURRENT BALANCE:	2,000	ORIGINAL CREDITOR'S CODE	FA
REASONS CODE:	P	DATE OF LAST ACTIVITY:	2019-09	ORIGINAL DEBT AMOUNT:	10,000
DATE PAID/VERIFIED:	2019-09	NARRATIVE:	-		
JUDGMENT					
DATE FILED:	2019-12	COURT NAME:	CAN FED COURT	PLAINTIFF'S NAME:	INCOME TAX ACT
TYPE:	Judgment	COURT MEMBER NUMBER:	453VC00085	DEFENDANT'S NAME:	SMITH, JOHN
DISPOSITION:	Satisfied	CASE NUMBER:	SU463710SR	AMOUNT OWNING:	10,958
NARRATIVE:	Disposition unknown.				
SECURED LOANS					
DATE FILED:	2018-01	REPORTING AGENCY NAME:	MINISTRY GOVT SERV	CREDITOR'S INFORMATION:	404505606 THE BANK OF PROVINCE
MATURITY DATE:	2021-12	AGENCY MEMBER NUMBER:	650VS55555		
NARRATIVE CODE:	SD.	NARRATIVE:	Security Discharged.		
END OF REPORT EQUIFAX AND AFFILIATES -2022-02-11					