

## Illegal Tenant Identifier

Illegal apartment subleasing has become increasingly common - exposing property managers to a range of potential risks. Kroll Factual Data's **Illegal Tenant Identifier** protects you from this threat by instantly uncovering your units that may have been illegally subleased.

Rent control ordinances have had a strong-hold on property managers for decades. Today, many rent controlled apartments are subject to vacancy decontrol which allows property managers to raise the rent on their regulated units to true market value when the tenant vacates. In spite of clauses strictly prohibiting sub-leasing, countless rent controlled tenants have illegally subleased their unit - eliminating the property manager's ability to raise the rent to market levels.

### How Our Illegal Tenant Identifier Works

Simply provide us with the name, address, and Social Security number of the tenants of your apartments. We then search multiple independent databases - containing billions of consumer records - to uncover the tenants that have illegally subleased their unit. The data is then compiled into an easy to read format which paints a picture of the primary residence of the tenant on record.

### Who We Are

Kroll is the world's leading risk consulting company. For more than 30 years, Kroll has helped companies, government agencies and individuals reduce their exposure to risk and capitalize on business opportunities. Headquartered in New York City, Kroll maintains offices in more than 60 cities in the US and abroad. Kroll is an operating unit of Marsh & McLennan Companies, Inc., the global professional services firm (NYSE: MMC).

## Why Our Illegal Tenant Identifier?

### Uncover Rent Raising Opportunities

In rent-regulated jurisdictions, property managers are forced to wait until their tenant moves out to raise the rent to true market value. Our **Illegal Tenant Identifier** uncovers your rent-regulated tenants that have illegally subleased their unit and therefore eliminated your ability to raise the rent to market levels.

### Improve Property Performance

Illegal tenants threaten the quality of life for your good tenants while also increasing non-payment issues. Our **Illegal Tenant Identifier** protects you from these risks.

### Rapid Results

In order to quickly and efficiently identify illegal tenants, the data from our **Illegal Tenant Identifier** report is provided to you within 24 hours.

### Easy to Order

Our **Illegal Tenant Identifier** requires only three basic pieces of information - the tenant's name, address, and Social Security number. The result is an efficient method for identifying rent raising opportunities.

### Eliminate Illegal Subleasing from your Properties

The underground market of illegally sub-leasing costs landlords millions of dollars each year. With our **Illegal Tenant Identifier**, you can be confident that your properties are free from this profit-eating epidemic.

### Contact Us:

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