

Liens & Judgments Report FAQ's

What is a Liens & Judgments Report?

The Liens & Judgments Report can be accessed by your company as an automatic add-on report to your credit report order or ad-hoc through the Advantage Credit website. Powered by LexisNexis or PitchPoint the Liens & Judgments report is an FCRA compliant report that contains information regarding liens and judgments associated with the borrower(s).

Why do I need this report?

Because of upcoming changes to credit reports, approximately 96% of judgments and about 50% of liens will no longer report on the traditional credit file. It has been found that a borrower who has a tax lien or judgment is five and one-half times more likely to end up in either a default or foreclosure scenario when compared to a loan held by a borrower with no existing tax liens or judgments. Further, Fannie Mae and Freddie Mac are requiring lenders perform a thorough search for all public records, including liens and judgments through a reliable source such as LexisNexis.

Why have the credit bureaus decided to exclude public record information? The determination by the credit bureaus to remove this data from consumer credit reports stems from a 2016 settlement by the credit bureaus with 31 state attorneys generally known as the National Consumer Assistance Plan (NCAP). The state AGs brought suite against Equifax, Trans Union and Experian over alleged reporting inaccuracies the majority of which were related to tax liens and civil judgments. Some records will remain. Mostly Bankruptcy records as they have social security numbers attached to them. Liens and judgments quite often do not have SSN's that reliably link the record to the consumer.

When does this take affect?

The new rules will take affect starting July 1, 2017. Your company should have the Liens & Judgments Report configured for access no later than July 1st to ensure you are doing a full search for public records.

Is there an additional cost for this report?

Yes. The cost of this report will be based on expected transaction volume. Please contact your Client Care representative for more pricing details.

Can changes be made to the Liens & Judgments report?

No, these reports cannot be edited.



Advantage Credit

Credit Reporting Services
www.advcredit.com 800-670-7993

Can information from this report be added to the original report as a supplement?

Yes. As long as customer service can verify the PII (Personal Identifiable Information) attached to the public record. This would be name, address, social security number, and/or date of birth.

How do I get the Liens & Judgments Report set up to run automatically with all of my credit report orders?

Contact your Advantage Credit Client Care representative to get this set up for your account.

Is the information from the Liens & Judgments Report factored into the credit scores?

No. Since it is a separate report the information contained in it is not factored into the credit scores.