

eri-tax.com Mortgage Fraud Report™

InstantID

Input Search Terms:

* SAMPLE *

Last Name: Public **First Name:** John Q. **Street:** 123 Main **City:** Anytown **State:** CA **Zip:** 92600
SSN: 499-10-xxxx **DOB:** 4/12/1969 **Home Phone:** 7145551234



Fraud Risk Indicator

Score: 700

Risk Values		
Value	Risk	Description
680-800	Low	Fraud loss rates lower than a benchmark portfolio of booked accounts.
642-680	Mid	Fraud loss rates average with benchmark portfolio of booked accounts.
500-641	High	Multiple validation tests have shown that 60% to 80% of fraud cases will fall below 642.

Potential Risk Indicators

No potential risk indicators detected

Potential Fraudulent Indicators

No potential fraudulent indicators detected

Data Verification

Input Data		Verified Data	Potential Alternate Data
First Name	John	Verified - Johnathon	
Last Name	Public	Verified - Public	Alternate Last Name(s): Public
Street	123 Main Street	Verified - 123 Main Street	Other Addresses Found: 1212 Fisk Avenue HUNTINGTON BEACH, CA 92646
City	Anytown	Verified - Anytown	733 Sunview Drive HUNTINGTON BEACH, CA 92648
State	CA	Verified - CA	717 W BALBOA BLVD NEWPORT BEACH, CA 92661
Zip	92600	Verified - 92600	
SSN	499-10-xxxx	Verified - 499-10-xxxx	SSN Issued: Missouri 02/1979
DOB	4/12/1969	Verified -4/12/1969	
Phone	7145551234	Verified - 7145551234	

Employer Verification

Input Search Terms:

Company Name: Digisystems Inc. **Street:** 3612 Technology Drive **City:** Irvine **State:** CA **Zip:** 92618
Phone: 9494443667

Potential Risk Indicators

- Company is inactive per the Secretary of State
- The input TIN was missing or incomplete
- The input phone number matches a transient commercial or institutional address
- The input phone number and input zip code combination is invalid

- The input address returns a different phone number

* Please consult your institution's policies and procedures for guidance on how to interpret and act on these results.

Data Verification

Input Data		Verified Data	Potential Alternate Data
Name	Digisystems Inc.	Verified - Digisystems Inc.	Input Phone Returns:
Street	3612 Technology Drive	Verified - 3612 Technology Drive	
City	Irvine	Verified - Irvine	
State	CA	Verified - CA	
Zip	92618	Verified - 92618	
Phone	9494443667	Verified - 9494443667	

Bankruptcy Filings

0 # of bankruptcy filings found related to input business and related businesses

Judgement/Lien Filings

0 # of unreleased judgment/lien filings found related to input business and related businesses

0 # of released judgment/lien filings found related to input business and related businesses

Address History

Summary

Full Name: PUBLIC, JOHNATHON Q.

PUBLIC, JOHN Q.

AKAs: PUBLIC, JOHN Q

PUBLIC, J. QUBERT

Age: 38

DOD:

Current Address: 123 MAIN STREET, ANYTOWN, CA 92600

Current Phone:

Warning Flags:

Properties Owned: 5

Properties Sold: 1

Address History

#	Address	Dates
1	321 2ND , HUNTINGTON BEACH, CA 92648	5/2002 - 4/2004
2	617 1/2 BALBOA , NEWPORT BEACH, CA 92661	11/2001 - 5/2002
3	617 BALBOA 5, NEWPORT BEACH, CA 92661	12/2000 - 12/2001
4	1870 16TH L207, NEWPORT BEACH, CA 92663	11/1999 - 11/1999
5	846 VENETO , IRVINE, CA 92614	7/1999 - 7/1999
6	15601 TUSTIN VILLAGE , TUSTIN, CA 92780	10/1995 - 1/1999
7	600 BREA MA , BREA, CA 92821	8/1988 - 6/1995
8	1907 DEERPARK 480, FULLERTON, CA 92831	5/1990 - 12/1992

9	454 VISTA RAMBLA , WALNUT, CA 91789	- 11/1990
10	19112 PARKLAND , YORBA LINDA, CA 92886	- 8/1990
11	1942 DEERPARK 115, FULLERTON, CA 92831	- 1/1990
12	22812 RIO LOBOS , DIAMOND BAR, CA 91765	11/1989 - 11/1989
13	1492 DEERPARK APT , FULLERTON, CA 92631	10/1989 - 10/1989
14	1907 DEERPARK , FULLERTON, CA 92831	8/1988 - 8/1988
15	600 BREA , BREA, CA 92821	-

Current Properties

1: 000001844 1ST , DAWSON, MN 56232

Address: 000001844 1ST , DAWSON, MN 56232

Phones:

Length of Ownership:

Purchase Price:

Purchase Date:

Refinance Date:

Foreclosure:

Warning Flags:

Household Residents:

2: 1944 301ST , DAWSON, MN 56232

Address: 1944 301ST , DAWSON, MN 56232

Phones: 3207692924

Length of Ownership:

Purchase Price:

Purchase Date:

Refinance Date:

Foreclosure:

Warning Flags:

Household Residents:

3: 123 MAIN STREET, ANYWHERE, CA 92600

Address: 123 MAIN STREET, ANYWHERE, CA 92600

Phones: 7145551234

Length of Ownership:

Purchase Price:

Purchase Date: 5/16/2006

Refinance Date:

Foreclosure:

Warning Flags:

Household Residents: APPLING, HERMAN M
APPLING, PATRICIA
PUBLIC, JOHNATHON Q.
PUBLIC, MARY B.

Previous Properties

1: 1212 FISK AVENUE, HUNTINGTON BEACH, CA 92646

Address: 1212 FISK AVENUE, HUNTINGTN BCH, CA 92646

Phones: 7142233803

Length of Ownership:

Purchase Price: 0
Purchase Date:
Refinance Date: 6/7/2005
Foreclosure:
Warning Flags:
Household Residents:

Property History

Summary

123 MAIN STREET, ANYTOWN, CA 92600

Address: 123 MAIN STREET, ANYTOWN, CA 92600
APN:
Alt Parcel Number:
Legal Description: TRACT 14332, LOT 1 OF PRO JECT 939-48 LOCATED ON AP 148-031-57 TOGETHER WITH AN UND. 1/42 INT. IN LOT 1.
Subdivision Name:
Land Use:
Land Value: 294438
Improvement Value: 116520
Total Value: 410958
Assessed Value: 410958
Market Land Value: 0
Mkt Imprvmt Value: 0
Total Market Value: 0
Tax Amount: 445882
Tax Year: 2005
Stories:
Number of Bedrooms: True
Baths: 200
Style:
Year Built: 1992
Square Footage:
Lot Size:
Condition:
Fireplace: True
Pool:
Air Conditioning:
Heating:
Fuel:
Sewer: 001
Water: WPU
Electric:
Frame:
Roof:

Transaction History

Transaction #:1 Date: 8/14/1998

Sales Price: 0
Sales Date: 8/14/1998
Recorded Date: 8/20/1998
Mortgage Date: 8/14/1998
Recording Date: 8/20/1998
Loan Term: 00000
Book/Page/Number: //000000549489
Title Company: FIRST AMERICAN TITLE INSURANCE
Mailing Address: , ,

Loan Amount: 160800
Loan Type: CONVENTIONAL
Lender: WAUSAU MTG CORP
Deed Type: TR
Deed Subtype: REFINANCE
Document Type: DEED OF TRUST
Transaction Type: 2
Lender Type:
Warning(s):

Buyer/Seller**Mailing Address/Phone****Buyer 1:** JONES, RICHARD

123 MAIN STREET, ANYTOWN, CA 92600

Transaction #:2 Date:

Sales Price: 170000
Sales Date:
Recorded Date: 9/7/1994
Mortgage Date:
Recording Date: 9/7/1994
Loan Term: 00000
Book/Page/Number: //000000546255
Title Company: FIRST AMERICAN TITLE INSURANCE
Mailing Address: 000105, ,

Loan Amount: 136170
Loan Type: PRIVATE PARTY LENDER
Lender:
Deed Type:
Deed Subtype:
Document Type: GRANT DEED
Transaction Type: 1
Lender Type:
Warning(s):

Buyer/Seller**Mailing Address/Phone****Buyer 1:** THOMPSON, MILLER

963 ELM, LAGUNA BEACH, CA 92651

Transaction #:3 Date:

Sales Price: 193000
Sales Date:
Recorded Date: 6/16/1992
Mortgage Date:
Recording Date: 6/16/1992
Loan Term: 00000
Book/Page/Number: //000000403563
Title Company: FIRST AMERICAN TITLE INSURANCE
Mailing Address: 000105, ,

Loan Amount: 175336
Loan Type: PRIVATE PARTY LENDER
Lender:
Deed Type:
Deed Subtype:
Document Type: GRANT DEED
Transaction Type: 1
Lender Type:
Warning(s):

Buyer/Seller**Mailing Address/Phone****Buyer 1:**

333 Rainy Lane HUNTINGTON BEACH, CA 92659

Transaction #:4 Date: 8/14/1998

Sales Price: 0
Sales Date: 8/14/1998
Recorded Date: 8/20/1998
Mortgage Date: 8/14/1998
Recording Date: 8/20/1998

Loan Amount: 0
Loan Type:
Lender:
Deed Type:
Deed Subtype:

Loan Term: 00000	Document Type: GRANT DEED
Book/Page/Number: //000000549488	Transaction Type: 9
Title Company: FIRST AMERICAN TITLE INSURANCE	Lender Type:
Mailing Address: 000105, ,	Warning(s):
Buyer/Seller	Mailing Address/Phone
Buyer 1: TYLER, MARK	123 MAIN, ANYWHERE, CA 92600

Transaction #:5 Date: 6/18/2002	
Sales Price: 319000	Loan Amount: 255838
Sales Date: 6/18/2002	Loan Type: CONVENTIONAL
Recorded Date: 7/15/2002	Lender: FIRST FRANKLIN FIN'L CORP
Mortgage Date: 6/18/2002	Deed Type: TR
Recording Date: 7/15/2002	Deed Subtype:
Loan Term: 00030	Document Type: GRANT DEED
Book/Page/Number: //000000588125	Transaction Type: 1
Title Company: LAWYERS TITLE	Lender Type:
Mailing Address: 000105, ,	Warning(s):
Buyer/Seller	Mailing Address/Phone
Buyer 1: THOMPSON, SHAWN	20191 CAPE CORAL 119, HUNTINGTON BEACH, CA 92646 -

Transaction #:6 Date: 1/13/2004	
Sales Price: 395000	Loan Amount: 395000
Sales Date: 1/13/2004	Loan Type: CONVENTIONAL
Recorded Date: 2/13/2004	Lender: GREENLIGHT FIN'L SVCS
Mortgage Date: 1/13/2004	Deed Type: TR
Recording Date: 2/13/2004	Deed Subtype:
Loan Term: 00030	Document Type: GRANT DEED
Book/Page/Number: //000000110353	Transaction Type: 1
Title Company: SOUTHLAND TITLE CO	Lender Type:
Mailing Address: 000105, ,	Warning(s):
Buyer/Seller	Mailing Address/Phone
Buyer 1: TENDENBAUCH, CHARLES	123 MAIN, ANYWHERE, CA 92600

Transaction #:7 Date: 5/24/2005	
Sales Price: 0	Loan Amount: 113000
Sales Date: 5/24/2005	Loan Type: CONVENTIONAL
Recorded Date: 6/7/2005	Lender: GREENLIGHT FIN'L SVCS
Mortgage Date: 5/24/2005	Deed Type: TR
Recording Date: 6/7/2005	Deed Subtype: EQUITY LOAN
Loan Term: 00025	Document Type: DEED OF TRUST
Book/Page/Number: //000000435872	Transaction Type: 2
Title Company: SOUTHLAND TITLE CO	Lender Type:
Mailing Address: 000105, ,	Warning(s):
Buyer/Seller	Mailing Address/Phone
Buyer 1: TENDENBAUCH, CHARLES	123 MAIN, ANYWHERE, CA 92600

Transaction #:8 Date: 3/16/2006

Sales Price: 0
Sales Date: 3/16/2006
Recorded Date: 3/28/2006
Mortgage Date: 3/16/2006
Recording Date: 3/28/2006
Loan Term: 00025
Book/Page/Number: //000000201857
Title Company: PLACER TITLE CO
Mailing Address: 000105, ,

Loan Amount: 140000
Loan Type: CONVENTIONAL
Lender: GREENPOINT MTG FNDG
Deed Type: EQ
Deed Subtype: EQUITY LOAN
Document Type: DEED OF TRUST
Transaction Type: 2
Lender Type:
Warning(s):

Buyer/Seller

Mailing Address/Phone

Buyer 1: , TENDENBAUCH, CHARLES

123 MAIN, ANYWHERE, CA 92600 -

Transaction #:9 Date: 5/8/2006

Sales Price: 0
Sales Date: 5/8/2006
Recorded Date: 5/16/2006
Mortgage Date: 5/8/2006
Recording Date: 5/16/2006
Loan Term: 00030
Book/Page/Number: //000000327899
Title Company: SOUTHLAND TITLE CO
Mailing Address: 000105, ,

Loan Amount: 470000
Loan Type: CONVENTIONAL
Lender: GREENLIGHT FIN'L SVCS
Deed Type: TR
Deed Subtype:
Document Type: GRANT DEED
Transaction Type: 1
Lender Type:
Warning(s):

Buyer/Seller

Mailing Address/Phone

Buyer 1: BROWN, RONALD

123 MAIN ST, ANYWHERE, CA 92600 -

Buyer 2: BROWN, RACHEL

123 MAIN ST, ANYWHERE, CA 92600

Transaction #:10 Date: 6/18/2002

Sales Price: 319000
Sales Date: 6/18/2002
Recorded Date: 7/15/2002
Mortgage Date: 6/18/2002
Recording Date: 7/15/2002
Loan Term: 00030
Book/Page/Number: //000000588125
Title Company: LAWYERS TITLE
Mailing Address: 105, ,

Loan Amount: 255200
Loan Type: CONVENTIONAL
Lender: FIRST FRANKLIN FIN'L CORP
Deed Type: TR
Deed Subtype:
Document Type: GRANT DEED
Transaction Type: 1
Lender Type:
Warning(s):

Buyer/Seller

Mailing Address/Phone

Buyer 1: SMITHERS, MICHAEL

111 CAPE CORAL 119, HUNTINGTON BEACH, CA 92646 -

Transaction #:11 Date: 6/18/2002

Sales Price: 319000
Sales Date: 6/18/2002
Recorded Date: 7/15/2002
Mortgage Date: 6/18/2002
Recording Date: 7/15/2002
Loan Term: 00015
Book/Page/Number: //000000588125

Loan Amount: 63800
Loan Type: CONVENTIONAL
Lender: FIRST FRANKLIN FIN'L CORP
Deed Type: TR
Deed Subtype:
Document Type: DEED OF TRUST
Transaction Type: 1

Title Company: LAWYERS TITLE	Lender Type:
Mailing Address: 105, ,	Warning(s):
Buyer/Seller	Mailing Address/Phone
Buyer 1: SMITHERS, MICHAEL	.111 CAPE CORAL 119, HUNTINGTON BEACH, CA 92646 -

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