

## Comprehensive Tenant Check Report

Check reference: rpexample 13 February 2018



### Applicant details:

Name: Anna Stevens

Mobile number: 0731829\*\*\*\*

Rent: £2000 per calendar month


### Rental address:

32 London Bridge Street, London, SE1 9SG,  
United Kingdom

### Check requested by:

Example & Co

## Report Summary

Tenancy recommendation:  PROCEED

 Low Risk

## Report details



### Identity



Passed

We conduct comprehensive checks to assess if the person applying for the rental opportunity is who they claim to be.















### Mobile phone verification



Verified

We verify that the mobile phone belongs to the applicant.

	<p><b>Credit File assessment</b></p> <p>We search the files of a leading credit reference agency and review against lender accounts, linked addresses, undeclared addresses, aliases, electoral roll and anti-money laundering checks.</p>		Passed: no adverse findings
	<p><b>Affordability assessment</b></p> <p>We provide guidance if the applicant can afford the rental amount based upon earnings that have been verified by taking references from the applicant's employer, accountant or other supporting evidence.</p>		<p>Rent: £2000pcm  Affordability guidance: up to £2450pcm  (Combined with other applicants)</p>
	<p><b>County Court Judgments (CCJ)</b></p> <p>We search for County Court Judgments (CCJs), Decrees and other court information registered over the last six years in the applicant's name. Such information remains on file whether or not the underlying debt is satisfied or repaid, unless cleared in full and notified to the court within 28 days of the court action.</p>		Passed
	<p><b>History of bankruptcy</b></p> <p>We search the Individual Insolvency Register for records against the applicant including bankruptcy, Debt Relief Orders and Individual Voluntary Arrangements.</p>		Passed
	<p><b>Employment</b></p> <p>We verify the employment status of the applicant including where necessary workplace confirmation, including job title, start date and salary. For the self-employed, analysis is made into the company accounts and/or the accountant is contacted for a reference.</p>		<p>Employed  Workplace verified:  Company: Gulbenkian Andonian Solicitors  Job title: Trainee Solicitor  Start date: May 2016  Annual salary/earnings: £32,000  Employment type: Full-time  Employment term: Permanent  Probationary period: No</p>
	<p><b>UK bank account</b></p> <p>We check to see if the tenant has a UK bank account.</p>		Verified

**Right to Rent (preliminary check)**

We have made the applicant aware of requirements as per the Immigration Act including the need to provide suitable documentation as part of Right to Rent checks. Proof of Photographic ID and/or Visa Status (where applicable) will need to be obtained by the agent prior to the commencement of the let.

Has documentation

 **Previous Landlord or Agent reference**

We contact the previous landlord or letting agent to request a reference of the applicant including if they paid rent on time, if there were/are any rent arrears, if the property was left in good condition and any comments about the applicant's character.

Positive

Name: **Michael T**  
Rental details: **Anna rented from Michael between April 2015 and March 2016**  
Comments: **"I recommend Anna as a tenant. Anna was respectful to me and the rental property, paid rent on time and was without rent arrears."**

## Other information

 **Pets**  No

A self declaration on if the tenant has any pets.

 **Dependents**  No

A self declaration on if the tenant has any dependents.