

Comprehensive Tenant Check Report

Check reference: rpexample 01 March 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

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.

	Credit File assessment		Passed: no adverse findings
<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>			
	Affordability assessment		Rent: £2000pcm Affordability guidance: up to £2450pcm (Combined with other applicants)
<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>			
	County Court Judgments (CCJ)		Passed
<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>			
	History of bankruptcy		Passed
<p>We search the Individual Insolvency Register for records against the applicant including bankruptcy, Debt Relief Orders and Individual Voluntary Arrangements.</p>			
	Employment		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>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>			
	UK bank account		Verified
<p>We check to see if the tenant has a UK bank account.</p>			

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.