

Comprehensive Tenant Check Report

Check reference: qwerty 12 July 2019



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>Credit File assessment</p> <p>We search the files of a leading credit reference agency and review against lender accounts, linked addresses, undeclared addresses, aliases and electoral roll.</p>	<p> Passed: no adverse findings</p>
	<p>Affordability assessment</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: £2000 pcm Affordability guidance: up to £2450 pcm (Combined with other applicants)</p>
	<p>County Court Judgments (CCJ)</p> <p>We search for County Court Judgments (CCJs), Decrees and other court information registered over the last five 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>	<p> Passed</p>
	<p>History of bankruptcy</p> <p>We search the Individual Insolvency Register for records against the applicant including bankruptcy, Debt Relief Orders and Individual Voluntary Arrangements.</p>	<p> Passed</p>
	<p>Employment</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 2018 Annual salary/earnings: £32,000 Employment type: Full-time Employment term: Permanent Probationary period: No</p>
	<p>UK bank account</p> <p>We check to see if the applicant has a UK bank account in their name.</p>	<p> Verified</p>

Right to Rent (full check) Example & Co have completed necessary checks

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.


Document type: UK/EU/Swiss Passport
Date of check: 01 July 2019

 **Previous Landlord or Agent reference** Positive

We contact the previous landlord or letting agent to request a reference of the applicant.

- Rental details: **Anna rented from Michael T (Landlord) between July 2018 and January 2019**
- Comments:
- Rent was paid on time and without issue
 - There are no rent arrears
 - The property was treated well and left in good condition
 - Recommends Anna to others

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.