

Comprehensive Tenant Check Report

Check reference: qwerty 01 March 2021



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

We search the files of a leading credit reference agency and review against lender accounts, linked addresses, undeclared addresses, aliases and electoral roll.



Passed: no adverse findings



Affordability assessment

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.



Rent: £2000 pcm
Affordability guidance: up to £2450 pcm
(Combined with other applicants)



County Court Judgments (CCJ)

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.



Passed



History of bankruptcy

We search the Individual Insolvency Register for records against the applicant including bankruptcy, Debt Relief Orders and Individual Voluntary Arrangements.



Passed



Anti Money Laundering (AML)

Global AML capability includes Sanctions, PEP (Politically Exposed Persons), RCA (Relatives, Close Associates), SIP (Special Interest Persons) and OOL (Other Official Lists), complying with the Fifth Money Laundering Directive (5MLD).



Passed



Employment

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.



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



UK bank account

We check to see if the applicant has a UK bank account in their name.



Verified



Right to Rent (preliminary check)



Has documentation

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.



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 September 2018 and August 2020

- 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.