

TENANT ULTIMATE REFERENCE



Acceptable

Reference ID: [REDACTED] Report Date: [REDACTED]
Prepared for: A V J Homes
Property: [REDACTED]
Rent: £795.00 Applicant Rent Share: £795.00 Tenancy Term: 6 months
Applicant DoB [REDACTED]
Smoker: No Pets: No

SUMMARY



Income

£62,100.00 total verified income
Income to Rent Ratio: 6.51



Credit

No adverse credit found
Let Alliance Credit Assessment: Excellent



Residency

Applicant has been located on electoral roll
Residency has not been confirmed by credit record



Recommendation

Based on the information obtained, Let Alliance can find no reason to decline this applicant as being acceptable for Tenancy.

IMPORTANT INFORMATION

- The tenancy needs to start within 60 days of the above report date in order to qualify for rent guarantee.
- All applicants listed as a tenant on the tenancy agreement must have satisfactory references in order for Rent Guarantee to be valid and the rent shares for all tenants must be equal to the total monthly rent for the property.
- This report is provided for you as a letting agent customer of Let Alliance. If you need our help interpreting this report, please contact your dedicated referencing team National2
- The information collated in this report has been provided by third parties. Let Alliance has not and cannot verify the accuracy of the information provided by third parties. This report is not, nor intended to be, conclusive evidence as to any persons' suitability to rent a property. You must make your own decision based on your own assessment of the referenced applicant and/or the guarantor will at any time consider relevant in the circumstances. Let Alliance does not and cannot guarantee or warrant that the referenced applicant and/or guarantor will at any time comply with the terms of the tenancy agreement (or equivalent). Let Alliance shall not be liable for any loss or damage suffered or incurred by any person (whether directly or indirectly) as a result of or in connection with a referenced applicant and/or guarantor failing to comply with any terms of tenancy agreement (or equivalent). You acknowledge that letting a property carries commercial risk and as such, we recommend that you purchase appropriate insurance to protect against rent arrears, damage to the property and legal expenses associated with the eviction of the referenced applicant. This report has been provided subject to our terms and conditions (a copy of which can be found here: <https://www.letalliance.co.uk/content/uploads/Letting-Agent-Terms-and-Conditions.pdf>).



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Let Alliance,
Dodleston House,
Bell Meadow Business Park,
Chester, CH4 9EP

Referencing Report

INCOME

Income Type:	Employed (incl contract/temp)		
Job Title:	Consultant	Employer:	[REDACTED]
Confirmed Income:	£62,100.00	Confirmed by:	Open Banking

ADDRESS HISTORY


Current Address:	[REDACTED]		
Address Status:	Owner	Time at Address:	3 Month(s)

Previous Address:	[REDACTED]		
Address Status:	Previous Address	Time at Address:	2 Month(s)

Previous Address:	[REDACTED]		
Address Status:	Previous Address	Time at Address:	3 Year(s)

Undeclared Address:	[REDACTED]		
Undeclared Address:	[REDACTED]		



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