

Final Report

Referencing Report

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Letting Agents

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TENANT ULTIMATE REFERENCE

Miss Emma Testcase

Reference ID: 533081

Report Date: 01/04/2019

Prepared for: Test Hannah's Homes

Property: Doddleston House, Bell Meadow Business Park, Park Lane, Chester, CH4 9EP

Rent: £1000.00

Applicant Rent Share: £1000.00

Tenancy Term: 12 months

Applicant DoB: 01/01/1965

Smoker: No

Pets: No

SUMMARY

Income	£50000.00 total verified income Income to Rent Ratio: 4.17
Credit	No adverse credit found Let Alliance Credit Score: 584
Residency	Applicant current address has been confirmed Applicant previous address has not been confirmed
Right to Rent	Not Requested
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.
- If Rent Guarantee is required, you will need to ensure that you have obtained suitable proof of address for all the applicants listed on this report. This proof must be retained on your file and will be requested by us in the event of a future claim. Failure to provide the requested information may result in the claim being declined. For a list of acceptable proofs, please refer to our agent guide to referencing.

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This shows the overall recommendation, however it is important that you read all of the data contained in the report.

This is the data which has been provided by the applicant as part of the application process.

This section shows whether any adverse credit has been found. Please note that if no credit score has been located, we have not been able to carry out a credit check.

Please read this carefully. This is our recommendation and also may contain terms which you need to understand.

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INCOME

Income Type: Employed

Start Date: 01/01/2016

Confirmed Income: £50000.00

Job Title: Head Of Testing

Employer: Test Co Ltd

Confirmed by: Jane Boss (Head Of HR)

CREDIT HISTORY

ADDRESS HISTORY

Current Address: 39 Top Gear Lane, Anytown, X9 9LF

Address Status: Currently living in rented accommodation

Time at Address: 5 Year(s)

Start Date: 01/01/2016

End Date:

Rent Amount: £900.00

Property looked after: Yes

Free to Leave: Yes

Paid on Time: Yes

RIGHT TO RENT

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This section shows the income which has been verified by Let Alliance. Please also refer to the Important Information section on page 1 which could contain additional income information.

Any adverse credit data will be shown here. If there is nothing adverse, this section does not appear.

This section contains all the addresses which have been declared by the applicant as part of the process. It will also give details of any undeclared addresses at which we have located the applicant. If the applicant is currently renting, we will confirm details of the Landlord or Managing Agent reference here.

If a Global reference has been requested, the Right to Rent section will appear here.