

Full Profile Report for Demo Account Lettings

Applicant Agreed

Subject: Mr Example Applicant - Applicant **Date of Birth:** 1/1/1950
Property: 49 Phillip Avenue Nuthall NE16 1EB **Rent amount:** £850.00

Address Information

Addresses Searched:
8 Cedar Avenue Nottingham NG161AF
32 Little Holland Gardens Nottingham NG161AY

Match Level: Not confirmed Individual
Match Source: Not applicable Public Information

Linked Addresses Located & Searched:
27Chilton Drive Watnall Nottingham NG161HL

Residency Confirmed: Yes
Identity Confirmed: Yes

Credit Check Results

We have searched the files of a leading credit reference agency using the details supplied by the applicant. We have not located any CCJ Records in the name of this applicant. No bankruptcy or insolvency records have been located for this applicant.

Active CCJs Located: 0
Satisfied CCJs Located: 0
CCJ Total Value: £0
Bankruptcy Data: No

CCJ Data	Amount (£)	Date	Case Number	Court
None located				

As part of the credit check we have searched for existing credit accounts that match the name and date of birth shown. Positive matches confirm that the applicant's date of birth is correct. A summary of this information is shown below.

Address	Open Accounts	Closed Accounts	Current Lenders	Recently Updated	Credit Bureau Searched: Equifax
A1	1	0	0	1	
A2	0	1	1	0	
L1	0	7	5	0	

Bank Account

The bank account details provided by this applicant have been validated. The bank account is held with BARCLAYS BANK PLC, , Leicester, LE87 2BB.

Sort Code: 206325 **Account Number:** 03543692 **Direct Debit Capable:** Yes **Faster Payments:** Yes

Employment & Income Details

This applicant is employed. We have contacted their employer, Top Foods Limited, Unit 100 Verey Road, Woodside , Dunstable LU5 4TT for confirmation of their employment details.

Applicant Type:	Employed	Employment Type:	Full-Time and Permanent
Occupation:	Unit Supervisor	Length of employment:	0 years, 11 months
Confirmed Income:	£35,000	Income verified by:	Employers Reference

Current Residential Status

This applicant is currently living in rented accommodation. We have contacted the landlord, Mrs. Sarah Wilson, Little Lane, Marsh Town , Kent, CT1 1AA and obtained confirmation of how the tenancy was conducted. The applicant has not been confirmed at the current address by the credit check data. The applicant has been confirmed at the previous address.

Length of tenancy:	0 years 7 months	Monthly rent amount:	£750.00
Rent payments OK?	Yes	Correct notice given?	Not Applicable
Property treated well?	Yes	Reason for ending:	Landlord requires property

Recommendation

We have assessed the information available to us and based on this information we suggest that this applicant is suitable to undertake the required tenancy and capable of meeting monthly rent payments up to the credit limit shown.

Overall Result:	Applicant Agreed
Rental Limit:	£850.00
Conditions:	Applicant suitable to proceed on normal terms
Risk Level:	Moderate



Further recommendations:

Ask to see original photographic proof of identification and retain a copy. A photo driving licence or passport is preferred. As this applicant has no credit history at their current address, ask to see an original proof of address document, such as a utility bill or bank statement. Ask to see an original bank statement or payslip to double verify the information supplied on the employment reference.

Rent Guarantee Insurance

This applicant is suitable for cover under our range of Rent & Legal Protection policies. For further information or to obtain cover please visit www.rentguard.co.uk or call 0800 783 1626.