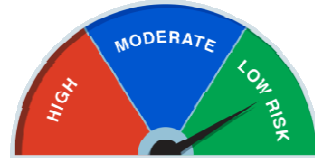


International Report # 2809100

Requesting User: **mylandlord**
Report Date: **15/01/14**

Applicant: **Mr Pedro Martinez**
Property address: **18 Barchester Heights**
Decision: **Accept**



Summary

- Mr Pedro Martinez has successfully passed validation based on the information provided.
- The applicant is considered suitable for this agreement.
- No adverse information relating to this applicant was located at the address(es) provided.
- No historical bad tenant or delinquency records were located for this applicant.
- The applicant has an Acceptance Score of **701**. This is indicative of a **LOW RISK** tenant.
- The Acceptance Score is based upon the applicant's historical credit & payment record in addition to data collected from our independent assessment checks.

Search & reference data

Credit status: **01 Clean. No adverse data recorded Non UK data bureau**

Employment status: **01 Employment validated**

RSA status: **01 No alerts on this name, alias or associates**

Risk category: **D Low risk**

Right to reside within UK: **01 No restrictions or alerts EU Citizen status**

Identification: **01 Validated**

Bank Account: **01 Validated**

Referee 1: **NHS HR (Employer) - 01 Validated**

Referee 2: **Premier Lets(Landlord) - 01 Validated**

Referee 3: **Mr Howard Aitchinson (Character) - 01 Validated**

Affordability: **Accept - £695 pcm**

Notes

Referee 1 (Employer) confirms that the applicant has been employed within this organisation for the past 6 months.

The applicant's position is temporary however they do intend to make it permanent within the next 3 months. The referee does not expect the applicant's employment status to change in the foreseeable future.

Referee 2 (Landlord) states that the applicant has been a reliable tenant.

Rent has been paid on time and there have been no problems during this 12 month period.

The referee recommends the applicant and adds that they would let again to them if requested

Referee 3 (Character) has known the applicant for the past 4 years in the capacity of an educational tutor.

The referee states that the applicant is highly reliable, conscientious & trustworthy.

The referee has no reservations when recommending the applicant & believes that they will make an exemplary tenant.

We consider this applicant suitable to enter this agreement based on the information provided.

- - - This applicant is eligible for rent warranty protection. - - -

Please visit <http://www.rentchecks.com/rentwarranty.asp> or telephone 0845 095 0055

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Further queries relating to this report should be directed at the Rentchecks.com validation team. Telephone 0845 095 0055 or email apply@rentchecks.com