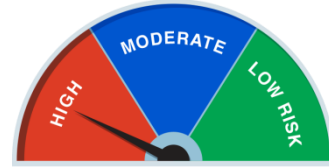


Priority Advanced Report # 8983211

Requesting User: **mylandlord**
Report Date: **15/02/14**

Applicant: **Ms Donna Holmes**
Property address: **380 Park Street, Derby**
Decision: **Decline**



Summary

- Ms Donna Holmes has **failed** validation based on the information provided.
- The applicant is considered unsuitable for this agreement.
- Adverse information relating to this applicant was located at an address provided.
- An historical bad tenant or delinquency record was located for this applicant.
- The applicant has an Acceptance Score of **501**. This is indicative of a **HIGH 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: **02 Not Clean. Adverse data recorded**
1 County Court Judgment £2388.00 17/10/13
1 County Court Judgment £207.00 10/01/11

Employment status: **01 Employment validated**

Defaulter status: **01 Non rent payment warning £2066.00 March 2010**

Risk category: **D Low risk**

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

Identification: **01 Validated UK Passport ****5124**

Bank Account: **01 Validated ****7701**

Referee 1: **TRN Consulting (Employer) - 01 Validated**

Referee 2: **Park Lettings (Landlord) - 01 Validated**

Referee 3: **NA**

Affordability: **Decline**

Notes

Referee 1 (Employer) confirms that the applicant is currently employed within this organisation & has been for the past 3 years.

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 6 month period.

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

Recommendation

As the applicant has more than one outstanding debt & a Defaulter record relating to non payment of rent we are unable to recommend them as suitable to enter into this agreement. Should you decide to proceed with this applicant we would advise you to ensure that you obtain additional security such as a verified personal guarantor to minimise your exposure to future risk.

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

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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