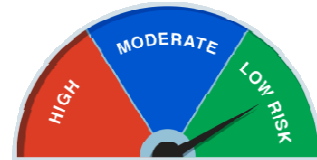


Advanced Report # 2809100

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

Applicant: **Mr Steven Green**
Property address: **32 Higher Lane, Woking**
Decision: **Accept with Guarantor**



Summary

- Mr Steven Green 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 **703**. 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**

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**

Identification: **01 Validated UK Passport ****8944**

Bank Account: **01 Validated ****2901**

Referee 1: **Michael Haversham (Employer) - 01 Validated**

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

Referee 3: **Mrs Margaret Green (Guarantor) - 01 Validated**

Affordability: **Accept - £465 pcm with Guarantor**

Notes

Referee 1 (Employer) confirms that the applicant has been employed within this organisation for the past 12 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 6 month period.

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

Referee 3 (Guarantor) agrees to act as a Guarantor for the duration of this agreement.

The Guarantor named on the application has been approved as suitable to guarantee this agreement.

The Guarantor has a clean credit history and a reliable source of income.

The Guarantor is aware of their responsibilities and will take financial responsibility in the event of default.

We consider this applicant suitable to enter this agreement based on the information provided.
The nominated Guarantor should also be included on any future agreement to minimise your exposure to future risk

- - - 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