

Experian Tenant Verifier: Tenant Comprehensive Report

Report Summary

Produced for	Sample Reports
Date generated	10/09/2018: 13.02 (UTC)
Application number	49923
Applicant name	Comprehensive Report Sample
Applicant date of birth	18/11/1952

Property Address

Riverleen House Electric Avenue
NOTTINGHAM
NG80 1RH

Rental Details

Type of tenancy	Shared
Tenancy term	12 months
Monthly rental amount	£1000.00
Share of rent	£500.00

The Decision



DECLINE

Decline (Guarantor Required)

Report Notes

Applicant is not authenticated.
Obtain proof of address and resubmit if relevant.
Recommend you obtain a UK based guarantor or advance rental payment.

High Level Summary

Able to afford	No	The applicant can not afford their share of the rent.
Applicant authenticated	No	Please see authenticate notes
Clear of fraud indicators	Yes	No further action required.
Potential More Recent Current Address?	No	
Clear of adverse data	Yes	
Tenancy score band	Medium	Based on the data searched this applicant has a medium tenancy score and is deemed medium risk. See report notes for further information.
Positive landlord reference?	Yes	
Positive income reference?	No	

Voters Roll Confirmation

Addresses checked with Bureau	Registered on the Edited Voters Roll?
Current most recent UK address checked by Bureau	Not Registered
5,LANCASTER GARDENS BROMLEY BR12ED	

Authenticate

Authenticate Score:	0000
The applicant cannot be authenticated using the addresses supplied. Further proof of address should be sought before progressing with this applicant. Should any further proof of address that is provided show either a conflict with the addresses initially supplied, or reveal an alternative address, then the new addresses will need to be submitted for checks.	

Identity and Fraud Information

Application consistent with other applications?	Yes
Forwarding Address Identified?	No

Adverse Information

Has the applicant declared any County Court Judgments, Debt Relief Orders, Trust Deeds or Individual Voluntary Arrangements	Not Asked
Has the applicant declared bankruptcy	Not Asked
Number of adverse records	-1
Total value of CCJs (rounded up to the nearest £100)	£0
Total Value of CCJs still outstanding (rounded up to the nearest £100)	£0
Date of latest adverse record	No trace block
Notice of correction	None found
Bankruptcy Order/Voluntary Arrangement	No
Any satisfied adverse records	No
Any detrimental data registered to Potential Alias?	No
Any adverse data at an undisclosed forwarding address?	No

Landlord reference for Sample Lettings Agents

The details below were confirmed by the landlord. They were obtained from Sample Referee of Sample Lettings Agents, Riverleen House, Electric Avenue, NOTTINGHAM, NG80 1RH, United Kingdom.

Period of Tenancy	01 Jan 2010 to Still Resident (104 Months)
Has the rent always been paid promptly?	Yes
Did the tenant damage the property over and above wear and tear?	No
Would you rent to this tenant again?	Yes

Primary Income Reference: Employment

The applicant's employer confirmed the information below. The details were obtained from Sample Referee Name - Referee Job Title of Sample Company Name, Riverleen House, Electric Avenue, NOTTINGHAM, NG80 1RH, United Kingdom

Can you confirm the date employment commenced was or will be Fri 1 Jan 2010?	Yes
Does the applicant have a permanent contract of employment with you?	Yes
Can you confirm the applicant's job title with you is Sample Job Title?	Yes
Verified applicant annual salary	£25000 per annum
Is the applicant still within their probation period?	No

Private and Confidential

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