

## ULTIMATE ASSESSMENT REPORT

Applicant's Name: Mr Sample Report  
Enquiry ID: 125534

Agent Name: Agent Per Tenant  
Report Date: 20/10/2014

### Recommendation Overview



Acceptable  
Please read detailed recommendation

### New Rental Property information

Information regarding property applicant intends to let

Rental Property Address	Rental Property Details			
Doddleston House, Bell Meadow Business Park Chester CH4 9EP United Kingdom	Total Rent	£500.00	Rental Share	£500.00
	Tenancy period	6	Other Tenants	No
	Reference Completed on	20/10/2014		

*(The tenancy needs to start within 60 days of this date to qualify for rent guarantee)*

### Tenant Personal Details

Tenant Name	Date of Birth	Contact Details
Mr Sample Report	25/07/1965	07812345678
Address Status:	Owner	

### Current Address Information

Street Name	Town	Postcode	County	Country	Time at address
Pulford House	Chester	CH4 9EP	GB	United Kingdom	60 Month

### Previous Address Information

Street Name	Town	Postcode	County	Country	Time at address
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### Address Confirmation

Has the Tenant been located at the current address via the electoral roll?	No
Has the Tenant been located at a previous address via the electoral roll?	No
Has other information been used to establish residency?	No

Next of Kin Name	Contact Telephone Number	E-mail Address	Relationship To Applicant
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Mr Sample Father 07812345678 Father  
**Contact Address:** Bretton House Chester CH4 9EP

## Income Details

**Employment Status** Start Date Confirmed Income  
 Independent means 20/10/2013 £50000.00

**Current Employer** Job Title Confirmed by  
 Independent means Bank Statements

### Future Employment Details

Employer	Start Date	Job Title	Salary	Confirmed by
				NA

**Income to Rent Ratio: 8.33**

## Credit History Details

### County Court Judgments

Court	Address	Case Number	Amount	Date	Satisfied
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### Bankruptcy/individual Voluntary Arrangement (IVA) Order

Court	Address	Case Number	Amount	Date	Satisfied
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## Landlords Reference

Landlord Name	Tenancy Start Date	Tenancy End Date	Rental Amount
N/A	N/A	N/A	

### Landlords address

Address	Town	County	Postcode	Country
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**Website:** [www.letalliance.co.uk](http://www.letalliance.co.uk)

### Confirmed Information

Did the applicant look after the property?	N/A
Tenancy Start/End Dates verified?	N/A
Rent Amount verified?	N/A
Did the applicant pay on time?	N/A
Is Tenant free to leave?	N/A

## Detailed Application Assessment

### Income Results

Is the income to rent ratio acceptable?

Results



### Credit History

Credit check satisfactory?

Results



### Residency Information

Has residency been established?

Results



### Landlords Reference

Has a satisfactory landlord reference been obtained?

Results



### Credit Score

528

### Let Alliance Recommendation

Based on the information obtained no listing for the applicant could be traced at the address provided. As no adverse credit information has been identified and subject to the disclaimer below, Let Alliance can find no reason to decline this Applicant as being acceptable for Tenancy.

If Rent Guarantee insurance is required, you will need to ensure that you have obtained suitable proof of the tenants address(s). This proof must be retained on your file and in the event of a future claim, may be requested to substantiate an acceptable claim request. For a list of acceptable proofs, please refer to our agent guide to referencing.

### Notes

