

Tenant Comprehensive Reference Only Final Report

Policy Number: 1043351

Report Date: 18-02-2014



Mrs. Pappy Fiat has successfully passed validation based on the information provided.

Acceptable for Tenancy.

Tenant Details:	Property Details:
Name: Mrs. Pappy Fiat	Property Address: 39,Great Windmill Street , London , London , W1D 7LX
Current Address: 16,Top Gear Lane, Test Town , Test Town , X9 9LF	Total Rent Per Month: £1,000.00
Tenancy Term: 6	Moving In Date: 18/02/2014
Share of Rent Per Month: £1,000.00	Landlord's Name: New Landlord

Credit Assessment

Using the information provided by the tenant, checks with leading Credit Bureau Agencies were carried out.

Risk Score:	541
Report Date:	18-02-2014
Search Reference:	{A0A546F9-A182-43D3-B55C-1541E6A02CAF}

Fraud Assessment

Using the information provided by the applicant, checks with leading Credit Bureau Agencies were carried out. Fraud assessment gives information on the details relating to applicant that is important to make a decision on the reliability factor.

Has the applicant been located at the current address supplied?	Yes
Has the applicant been located at the previous addresses?	No
Are there any un-declared addresses?	Yes
Are there any adverse records at alternative or linked addresses?	Yes
Are there any inferred or potential aliases?	Yes
Is the applicant's date of birth confirmed?	Yes

Financial Assessment

Using the information provided by the applicant, checks with leading Credit Bureau Agencies were carried out. Financial assessment gives information on the financial details relating to tenant that is important to make a decision on the credit worthiness.

Number of adverse records:	2
Number of active CCJs:	1
Number of satisfied CCJs:	0
Total amount outstanding:	£2416
Bankruptcy Order / Voluntary Arrangement:	No
Notices of Correction / Dispute:	Yes ML2tpl, PAPPY FORD, am a Callcredit test record and have no identity. Please do not lend me money as I do not exist

Linked Address Found

S.No.	Address Located
1	27, Top Gear Lane, Test Town, X9 9LF
2	28, Top Gear Lane, Test Town, X9 9LF

Alias Names

S.No.	Name
1	Mrs.Pappy Range Rover
2	Mrs.Pappy Ford

Affordability Ratio

Affordability ratio is an indicator of whether the applicant's affordability based on the income information collected on them.

Annual Income:	£40000
Maximum Monthly Rent Allowable:	£1333.33
Applicant's Share of Rent:	£1,000.00

Employer's Reference

The following information was obtained on the applicant from their employer or accountants as applicable.

Employer Name:	Company Name
Employer Address:	136-140 , Old Shoreham Road , Hove , BN3 7BD
Employment Status:	Employed
Employment Period:	01/01/2000 to Current
Total Annual Gross Income:	£40000
Job Title of Applicant:	Job Title
Contact Name:	Employer Contact
Job Title:	Line Manager
Employer Reference Status:	Pass

Landlord's Reference

The following information was obtained on the applicant from the previous landlord and/or lettings agent.

Name of the previous Landlord/Letting Agent:	Previous Landlord
Tenancy start date:	01/01/2000
Tenancy end date:	01/01/2001
Current monthly rent:	£1,500.00
Any delays in payments of rent:	No
Has the property & gardens been kept in good condition?	Yes
Does the landlord/letting agent consider him/her a good tenant?	Yes
Would the landlord/letting agent let to him/her again?	Yes
Landlord Reference Status	Pass

Assessor Comments

Employer: None
Other income declared by the tenant: None
Landlord/Agent: None
Tenant's current residential status: None

IDENTITY CHECK LIST

Tenant Details:	Property Details:
Name: Mrs. Pappy Fiat	Property Address: 39,Great Windmill Street , London , London , W1D 7LX
Current Address: 16,Top Gear Lane, Test Town , Test Town , X9 9LF	Total Rent Per Month: £1,000.00
Tenancy Term: 6	Moving In Date: 18/02/2014
Share of Rent Per Month: £1,000.00	Landlord's Name: New Landlord

Please ensure that this is carried out as part of your tenancy process. Photo identification should be carried out before signing the tenancy agreements.

Passport (Number & Date):	<input type="text"/>
Driving Licence (Number & Date)	<input type="text"/>
Any other photograph ID (Type, Number & Date)	<input type="text"/>

Check List Completed By:

Date: