



Tenant Letting Check
 2nd Floor, 63 High Street
 Grantham
 Lincolnshire NG31 6NN

TLC
 2nd Floor, 63 High Street
 Grantham
 Lincs
 NG31 6NN

23rd May 2016

Final Comprehensive Tenant Assessment Report

Dear Sir/Madam

Please find attached the report for: **Mr A Customer**

Prepared by Tenant Letting Check Ltd.

Sequence Ref:	TLC1670386	File Reference: Customer
Applicant:	Mr A Customer	
Current Address:	63 High Street, GRANTHAM, Lincolnshire NG31 6NN	
Property Address:	Address 1 Address 2, Town, County POSTCODE	
Rent:	£500 Monthly	
Share of Rent:	£500 Monthly	
Tenancy Term:	12 Months	

R2R Decision **Indefinite Right 2 Rent**

Overall Decision **Accept**

Report Notes

Please note:

(1) This applicant has continuous/indefinite Right to Rent in the UK.

Credit Check Footprint: {1CCF0C02-D780-438D-9834-FAA0862EF560}
 Money Laundering Footprint: {25EAC258-E85E-4D6B-97DF-1A33875FBF3A}
 Tenant Letting Check Ref: TLC1670386

Should you have any queries regarding the information contained within this report please call Customer Services on 01476 594296. You will be asked to quote the TLC reference number TLC1670386

The details contained in this report should not be used as the sole reason for making a decision. Tenant Letting Check cannot be liable for any inaccuracy or incompleteness of any information appearing in this report as it has been provided to Tenant Letting Check by a third party. Please note this reference is based on data obtained at a point of time and as such will be at its most reliable on the day it is issued. Factors relating to a tenant's circumstances and performance may change from day-to-day.

Yours sincerely
 TLC

Affordability/Rent Ratio		
Monthly rent < or 40% of gross income	Yes	
Monthly rent between 40% - 42% of gross income	No	
Monthly rent > 42% of gross income	No	
Suggested maximum monthly rental limit	£533	Accept
Risk Information		
Risk Score	551	Conditional
Linked address, Identity and Fraud information		
Is the applicant confirmed as living at the address given?	No	
Is the applicant's date of birth confirmed?	No	
Are there any adverse records at alternative or linked addresses?	No	
Inferred/Potential Alias?	No	
		Conditional
Identity and Proof of Residency Check (Money Laundering Check)		
Applicant's name and address have not been found.		
Applicant's date of birth does not match.		
		Conditional
Employer's Reference		
Has the applicant been employed by the referee for at least 12 months?	Not Applicable	
Is this applicant in permanent employment?	Not Applicable	
Is the applicant's contract > the lease term?	Not Applicable	
Income confirmed as:	£0.00	
Are the position details as stated?	Not Applicable	
Is the address confirmed?	Not Applicable	
		Not Applicable

Other Information

The following information has been provided to TLC by the Applicant/Branch when the application form was submitted. This information has not been verified during the referencing process carried out by TLC.

None of the proposed tenants smokes
None of the proposed tenants keeps pets
The applicant proposes to pay the rent by their own means