

Experian Tenant Verifier: Tenant Comprehensive Report

Report Summary

Produced for	Woodhouse Estates Ltd
Date generated	13/02/2020: 11.52 (UTC)
Application number	2833284
Applicant name	Anthony Tyler
Applicant date of birth	20/11/1986

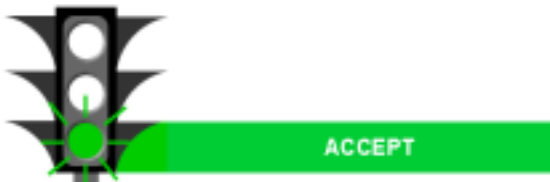
Property Address

31 Alan Drive
BARNET
EN5 2PW

Rental Details

Type of tenancy	Sole
Tenancy term	12 months
Monthly rental amount	£2200.00
Share of rent	£2200.00
Rent Guarantee Requested	No

The Decision

 Accept

Report Notes

Applicant not clear of Fraud Indicators.
Obtain proof of identity eg passport or Driving Licence.

High Level Summary		
Able to afford	Yes	The verified income confirms that the applicant can afford their share of the rent.
Applicant authenticated	Yes	
Clear of fraud indicators	No	Applicant not clear of Fraud Indicators. Obtain proof of identity eg passport or Driving Licence.
Potential More Recent Current Address?	No	
Clear of adverse data	Yes	
Tenancy score band	High	Based on the information searched this applicant has a high tenancy score and is deemed low risk. See report notes for further information.
Positive landlord reference?	Yes	
Positive income reference?	Yes	Employer gives salary as £80000.

Voters Roll Confirmation	
Addresses checked with Bureau	Registered on the Edited Voters Roll?
Current most recent UK address checked by Bureau	Not Registered
FLAT 1 89,HIGH ROAD LOUGHTON,ESSEX IG104JD	
Previous UK address checked by Bureau	Not Registered
9 REVIVAL COURT HALF MOON LANE EPPING,ESSEX CM164AH	

Authenticate	
Authenticate Score:	0050
The applicant has been authenticated and further documentary proof of address is not required.	

Identity and Fraud Information

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

Adverse Information

Has the applicant declared any County Court Judgments, Debt Relief Orders, Trust Deeds or Individual Voluntary Arrangements	No
Has the applicant declared bankruptcy	No
Number of adverse records	0
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	None
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 Joseph Trinnaman

The details below were confirmed by the landlord. They were obtained from Joseph Trinnaman, Project Manager, of Keltbray Ltd , , United Kingdom.

Period of Tenancy	20 Jan 2019 to Still Resident (13 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

Additional Comments

Excellent tenant

Primary Income Reference: Employment

The applicant's employer confirmed the information below. The details were obtained from Jamie Tatam - Senior Sales Manager of Pearl Holding Ltd, 15 Skyline Mews, HIGH WYCOMBE, HP12 4FE, United Kingdom

Can you confirm the date employment commenced was or will be Sun 1 Jan 2017? Yes

Does the applicant have a permanent contract of employment with you? Yes

Can you confirm the applicant's job title with you is Telecommunication Sales? Yes

Verified applicant annual salary £80000 per annum

Private and Confidential

Should you have any queries regarding the information contained within this report please go to Ask an Expert on-line in your Tenant Referencing service. Please quote the tenant's name and full details of your enquiry as well as reference no 2833284. The details contained in this report should not be used as the sole reason for making a decision. Experian is not liable for any inaccuracies or incompleteness in the information appearing in this report since it is provided to Experian by a third party.