

Summary Referencing Criteria

Advanced Rent has been instructed by your landlord or letting agent to conduct pre-tenancy checks on you before your tenancy starts. This document provides a summary of the criteria you would need to meet to pass our referencing process.

Tenants

As a tenant, you would need to prove you meet the following to pass our referencing process:

- ✔ You meet affordability – As a tenant, you would need to prove gross annual earnings over 30x the monthly rent for the term of the tenancy and have good general money management.
- ✔ If in rented accommodation, we would need to speak to your most recent landlord or letting agent to ensure you paid the rent on time.
- ✔ You would need to provide evidence of your right to rent in the UK
- ✔ You would need a UK credit file with no adverse credit

If you do not meet the above criteria, we may be able to proceed with a suitable UK-based guarantor.

Guarantors

As a guarantor, you would need to prove you meet the following to pass our referencing process:

- ✔ You meet affordability – As a guarantor, you would need to prove gross annual earnings over 36x the monthly rent for the term of the tenancy and have good general money management.
- ✔ You are a UK resident for at least 3 years.
- ✔ If in rented accommodation, we would need to speak to your current landlord or letting agent to ensure you pay your rent on time.
- ✔ You have no adverse credit on your credit file.

Please note, This document provides a summary only. When your application is set up, a link to our online forms will be emailed to you. Our cloud-based portal will outline all information required to support your application

If you have any questions regarding your ongoing application you can email us at

referencing@advanced-ref.co.uk