

Report Summary

Produced For	Conrad Estates
Generated on	20.12.2016
Reference Number	ohG56
Tenant Name	James Flynn
Tenant Date of Birth	03.07.1990

Property Information

Address	16 The Drive, Dartford, DA1 3FG
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Rental Details

Type of Tenancy	SOLE
Tenancy Term	12 months
Monthly Rental Amount	£800
Share of Rent	£800
Rent Gurantee Requested	YES

Report Notes

Tenant not clear of fraud indicators
Obtain proof of identity (e.g. passport or driving license)
Obtain proof of current living address (e.g. dated utility bill)
Obtain proof of UK residency (e.g. passport)

High Level Summary

Able to afford	Yes	The verified income confirms tenant can afford their rent share
Applicant Authenticated	Yes	
Clear of Adverse Data	Yes	
Credit Score	540	
Credit Band	LOW	
Positive Employers Reference	Yes	
Positive Landlord Reference	N/A	Living with Parents

Electoral Role Confirmation

Addresses checked with Bureau

Registered on the Edited Voters Roll?

Current most recent UK address checked by Bureau

50 Birchwood Road, Jordons Wood, DA2 6HG

Previous UK address checked by Bureau

Adverse Information

Number of adverse records	0
Total value of CCJs (rounded up to nearest £100)	0
Total value of CCJs still outstanding (rounded up to nearest £100)	0
Date of Latest Adverse Record	None found
Notice of Correction	None found
Number of bankruptcy orders/individual voluntary arrangements	0
Any Satisfied Records?	No
Any Detrimental Data Registers to potential alias?	No
Any Adverse Data at undisclosed forwarding address?	No

Landlord Reference

This applicant has no Landlord reference

Start of Tenancy	N/A
The tenant did not always pay their rent on time	N/A
The tenant damaged the property	N/A
I would re-let to this tenant	N/A
The tenant did not receive their full deposit back	N/A
Who carried out the referencing to the best of your knowledge	N/A

Primary Income Reference

This reference has been confirmed by Jenny West, Barclays, 5 High Street, London, SE3 6HG

Referee Name	Jenny West
Referee Job	HR Manager
Organisation Name	Barclays
Applicants Job Title	Customer representative
Applicants start date of employment	03.05.2015
Applicants annual income	£24,000
Comments	
Sickness and other leaves of absence	YES
Comments	
Maternity leave planned now/in the future (during tenancy)	No
Comments	
Does/will the applicant have a permanent contract of employment with you?	No
Additional comments	

Bank Details

The account details have been supplied by the applicant and have not been verified by Call Credit. The bank name and address have been derived from the sort code given

Sort Code	77-60-00
Account Number	6541 6548
Account name	James Flynn
Bank Name	Barclays
Bank Address	5 High Street, London, SE3 6HG

Additional Information

Have you ever been declared bankrupt No

Will any pets be kept at the property? No

Will there be smoking in the property? No

Will there be any children at the property? No

Have you ever received any county court judgement, Debt relief orders, trust deeds or individual voluntary arrangements against you? No

Private and Confidential

Should you have any queries regarding the information contained within this report contact your advisor at Conrad Estates, quoting the tenant's full name and full details of your enquiry. The details in this report should not be used as the sole reason for making a decision.
