

Your Guide to Referencing

Key information about your referencing process



Prospective **Tenant** Guide

1 **ID**

- All prospective tenants must supply authentic ID in the name of their application.
- Proof of name change must be supplied where necessary.
- UK tenants renting in England must supply ID that satisfies a Right to Rent check.
- Tenants renting in Scotland and Wales must supply a government- issued ID. Right to Rent does not apply in Scotland and Wales.

2 **CREDIT**

- Goodlord must be able to locate the prospective tenant at their address.
- They must have no adverse credit, or if they do, it must be less than £1,000 and it must be satisfied.

3 **INCOME**

- The prospective tenant must have income that meets the affordability ratio of 2.5 or more.

4 **RESIDENCY**

- If the prospective tenant is currently renting, we must be able to verify when their tenancy is due to end, whether they have caused any damage to the property and whether their rental payments were made on time.
- If they are not currently renting, they will pass this section however we may ask for proof of address or proof of bookings.

Prospective **Guarantor** Guide

1 **ID**

- The prospective guarantor must supply an authentic driving licence or passport in the name of their application, along with a selfie.
- Proof of name change must be supplied where necessary.

2 **CREDIT**

- Goodlord must be able to locate the prospective guarantor at their address.
- They must have no adverse credit.

3 **INCOME**

- The prospective guarantor must have income that meets the affordability ratio of 3.0 or more.

4 **RESIDENCY**

- Must be a resident of the UK.