

# Van Mildert Tenant Referencing

## **How it works?**

Please do not be concerned these are standard checks made now on the majority of rental properties. Your landlord just wants to get to know you a little better.

If you are moving into a rented home then most credible landlords and letting agents will require a tenant reference check and this is becoming more and more common to minimise the risk of rent arrears and other problems which the landlord may face

With Van Mildert over 95% of our referencing checks come back with issues whatsoever, all you as tenant need to do is fill in our online form with previous address information and employment details and then sit back and let Van Mildert do the rest.

Once your referencing comes back positive you are ready to begin the move in process with your letting agent.

## **FAQ**

### **How long does a reference take?**

The process can take anywhere between a few hours to a few days. We always aim to provide a 24 hour turnaround.

### **Do you contact my employer?**

We may contact your employer to confirm your employment details.

### **Does this affect my credit rating or leave a footprint?**

We have teamed up with Experian and one of our checks which we carry out does involve a credit check as your ability to pay the rent is essential to a landlord and their main concern.

Please note your landlord understands your credit history may not be perfect and we will also make a practical assessment of your finances and take this into consideration. If there are any credit history issues we will work with you to resolve them and in most cases they can be resolved and this maybe by way of using a guarantor.

### **Do you use any formulas to calculate affordability?**

Depending on your circumstances as a test of an affordability a tenant must have either a total monthly income if at least 2.5x the monthly rent, or savings equal to 2.5x the annual rent or a combination of both.