

The Old Farmouse, Clifton Village, Nottingham

Information & References Required From Prospective Tenants

Pre-screening will need to be provided by all interested tenants, followed by standard references. Under current English Law, landlords or their agents are required under statutory legislation to undertake full identity checks against prospective tenants to ascertain the tenant's legal Right to Rent in the UK. This differs between those who are already established legal citizens of the UK and those who have legal immigration status with full rights to live and work in the UK.

All prospective headline tenants will therefore need to provide the following...

1. The full name(s) and current address of each headline tenants to be named on the tenancy agreement.
2. The full names of each and every person who will be living in the property.
3. The current employment situation of each of the headline tenants.
4. For UK citizens - one form of legal identification for each individual over the age of 18 who will be living in the property. This needs to be photo ID - Passport and/or current driving licence. If you do not possess a UK Passport or driving licence then two forms of identification currently listed by the UK government will be satisfactory. These can be found at <https://www.gov.uk/prove-right-to-rent/using-other-documents>.
5. For non-English passports, proof of the right to live and work in the UK is required. You will need either your biometric residence permit, share code or provide details of your UK Visas and Immigration (UKVI) account. If these are not available then your original immigration documents can be used, details of which can be found at <https://www.gov.uk/prove-right-to-rent/using-immigration-documents>.
6. Proof of monthly earnings and income to pay the deposit and ongoing monthly rent. If not self-employed then a current payslip or last P60.
7. Current or last employers reference for each headline tenant.
8. If currently renting, an existing landlord's reference for each headline tenant.
9. One personal character reference for each headline tenant.
10. If self-employed then proof of income and signed accountant reference.

The above does not include additional credit referencing to be undertaken by third-party independent reference agency. All of the above information will be required in addition to credit checks of each headline tenant. Of course, the landlord will take a view of the prospective tenant's situation, which may vary from the information that can be provided from the above list.

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