

Landlord
Information
Providing You with
Information About
Your Tenant



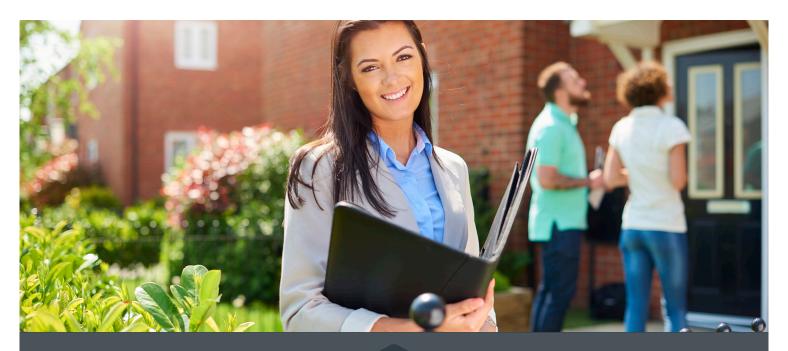
Van Mildert.

UK's premier tenant referencing and landlord protection service DCS House Silverbirch, Camperdown Industrial Estate, Newcastle Upon Tyne, NE12 5UJ

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Why Your Letting Agent Checks Your Tenants

Your letting agent asks us to gather information about your tenant to try and ensure that they are willing and able to fulfil the terms of the tenancy agreement.

What Van Mildert do?

Initially we ask your potential tenant to complete an application form which provides us with information about their income, their current living arrangements and their credit history. Once the application form is completed we will check:

Income: We will gather an employment reference either by a recorded telephone call, by email, ensuring where applicable that the email comes from a valid business email address and has a professional signature, or by letter. If the tenant receives income in another way (for example through a pension) we will use various methods to check this, for example collecting recent bank statements from the tenant and verifying income from accountants. We will check that the level of income is suitable for the value of the rent for the duration of the tenancy.

Credit Worthiness: We will conduct a search on the tenant through Equifax or a company of equivalent standing to check for CCJs, bankruptcies or other notable credit problems.

Previous Tenancy: Where applicable we will check with your potential tenant's most recent landlord that the tenant has performed well under their previous tenancy agreement; paying the rent on time and keeping the property in good order.

Giving You the Information We Have Found

When we have completed collating the information about your potential tenant you will receive an email from us.

Within this email is a link which will enable you to see the pertinent information about your potential tenant.

This process is required under the various rules and Codes of Practice governing the lettings industry and it is important, in order to expedite the lettings of your property, that you take the opportunity to read and "sign off" the reference to indicate that you are happy to proceed with your new tenant.

This can all be done from the email that you will receive from Van Mildert.

Rent Guarantee and Legal Expenses Insurance

Unfortunately, no matter how hard we and other companies similar to us work, there are still around 10,000-12,000 possession claims instigated each month by landlords whose tenants have not fulfilled their obligations under a tenancy agreement.

This is the inherent risk which goes with letting a property.

After approving the tenant, you will be given the opportunity to purchase Rent Guarantee Insurance.

This policy is relatively inexpensive and removes the risk of loss of rent and the burden of eviction costs should your tenant not pay the rent and we strongly recommend that you consider.