



## Tenant referencing guide

The Bristol Residential Letting Co. work alongside Goodlord, the award-winning lettings platform to manage the tenancy set up process, including referencing of both tenants and guarantors.

Once referencing has been completed by Goodlord, a reference report is generated which a Tenancy Manager at The Bristol Residential Letting Co. will review and sign off.

What does a tenant need to provide to satisfy our referencing requirements -

- Proof of identity (ID) to prove you are who you say you are
- Proof that you have the Right to Rent a property in England
- Permission for a credit check: to do a 'soft check' of your credit history. Do not worry, this will not affect your credit score
- Proof of income or employment to prove your funds can cover the rent: you will need either an employment reference and confirmation that your salary is equal to or greater than 30 x your share of the rent or if you are self-employed, you will need to provide your last 3 years' worth of tax returns
- Previous landlord reference. We will contact your previous landlord to ask them some questions regarding your tenancy

We understand there may be occasions when applicants cannot provide all the above. If this applies to you, then please discuss with the Tenancy Manager.