



**Chase  
Buchanan**

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# REFERENCING REPORT

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goodlord



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**AGENCY:** Chase Buchanan Isleworth

**REFERENCE:** #353449

**REFERENCING PRODUCT:**

**ADVANCED+ BETA**

Report generated 10-09-2020 09:20

## TENANCY DETAILS

### TENANT NAME

Tanzeela Shams

### ADDRESS

36 Browning Way Hounslow TW5 9BE

### LANDLORD

Jamie Kumar

### RENT

£1,750.00 monthly rent for 12 months

## RENT PROTECTION

**ELIGIBLE ✓**

Subject to any associated tenants and guarantors, this applicant meets the criteria of rent protection eligibility.

### IS YOUR RENT PROTECTED?

Find out more about **Goodlord's Rent Protection and Legal Expenses cover** by [clicking here](#).

## OVERALL RECOMMENDATION

**PASS**

Please read this document for the full details of our report and note that circumstances are subject to change.

## SUMMARY

The applicant has met the referencing criteria requirements.

### IDENTIFICATION

**PASS ✓**

### RESIDENTIAL HISTORY

**PASS ✓**

### INCOME

**PASS ✓**

### CREDIT HISTORY

**PASS ✓**

## NEED CHANGES TO THIS REFERENCE?

**You can contact us to request changes at [this link](#).**



## IDENTIFICATION

PASS ✓

The prospective tenant has provided a copy of their Permit Card (expiring 25/07/2021), which complies with Right to Rent guidelines.

## SUMMARY

### Name

Tanzeela Shams

### Date of birth

20/03/1988 (32 years old)

### Email

tanzilashms8@gmail.com

### Phone

+447462222181



It is a legal requirement for this document to be checked in person.

## RESIDENTIAL HISTORY

PASS ✓

Landlord Iftikhar Ali verified tenancy: they noted the tenant paid rent on time and that no property damage was reported. Current tenancy is set to expire on 03/09/2020, meaning the final inspection has yet to be carried out. Reference was submitted online.

## SUMMARY

### Current residential status

Renting

### Current address

31 Salcombe Drive  
Earley, Reading, Berkshire  
RG67HU

### Time at current address

4 Years

### Verification Method

Landlord Iftikhar Ali

### Late rent payments

0

### Deposit deductions

None made or unknown



## INCOME

PASS ✓

Prospective tenant noted they are self-employed and a reference was provided by Adil Qureshi, Accountant at AJQ Accountants Limited. Referee confirmed annual income of £48,400.00 for tax year 2018/2019. Given the total verified income of £48,400.00, the applicant meets our affordability requirement.

## SUMMARY

### Monthly rent share

£875.00 ( 50% of total rent)

### Maximum affordable rent

£1613.33 (92.19 % of total rent)

Exceeds the rent share by £738.33

### Total amount verified

£48,400.00

### Verification method

Third party

## PRIMARY INCOME

### Source

Self-employment

### Details

Director Of A Limited Company

### Amount

£48,400.00 for tax year 2018/2019

### Verified by:

Referee: Adil Qureshi, Accountant At Ajq Accountants Limited

### Start date

16/07/2016

### Known end date

N/A

## OTHER INCOME SOURCES





## CREDIT HISTORY

PASS ✓

No adverse credit reported nor found.

## SUMMARY

### Open credit accounts

3

### Declared adverse credit

No

### Present on open electoral register

No

### Confirmed via an Equifax credit report

CCJ: No

Insolvency: No

## ADDITIONAL COMMENTS



## ARE YOUR TENANTS PROTECTED WITH TENANTS CONTENTS AND LIABILITY INSURANCE?

You can give them, and your landlords, extra peace of mind with Goodlord's policy.

[Find out more information to share with your tenants here](#)

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