

The Tenant Vetting Checklist

Check:	Complete?
<p>Background check You can pay a third party company to conduct a thorough background check on prospective tenants. They will typically research the tenant's financial situation, verify their identity, and sometimes even acquire references from past landlords.</p>	
<p>Credit check A credit check can give you an idea of how the tenant has managed their finances in the past – for instance if they have ever been in debt.</p>	
<p>Affordability check This involves asking the tenant for things such as evidence of income, to ensure that they can afford to pay their rent each month.</p>	
<p>Written reference Acquiring a written reference for the tenant can help you to understand whether you want to let to them or not. The reference could come from a previous landlord, employer, or from another authoritative individual, such as a doctor or police officer.</p>	
<p>Right to rent Verifying the tenant's right to rent ensures that they are legally allowed to live in the UK. Landlords are required by law to confirm a tenant's right to rent.</p>	
<p>Guarantors A guarantor is a third party individual who, effectively, agrees to pay the tenant's rent if they default. Naming a guarantor is common among student tenants, who may have low income or poor credit ratings.</p>	
<p>Application form Asking prospective tenants to fill out an application form can give you the opportunity to gather useful information to help inform your decision to accept or reject them as a tenant. See our 'Tenancy application form checklist' for a list of things to include in an application form.</p>	
<p>Viewings Being present when a prospective tenant views your property gives you the chance to meet them, and experience first-hand what they are like.</p>	
<p>Visit their home Some landlords choose to visit a prospective tenant's current accommodation to get an idea of the way they treat the property that they inhabit.</p>	
<p>Use a letting agent Many letting agencies can conduct tenant background checks on your behalf, and gather information about the tenant to inform your decision.</p>	