Tenant Requirements

All Tenants

- Minimum credit rating of 618
- Minimum annual income must be equal to or greater than 30 x monthly rental *(excluding students) (Eg - £600 per month x 30 = £18,000 minimum annual income)*

Employed

- Must be in permanent employment for the full rental period or be able to prove new employment (contract of employment)
- Must be able to obtain a reference from your employer stating the contract is permanent and your annual salary or provide a contract of employment and 6 months worth of payslips

Self Employed

- Must be able to provide 2 year's worth of submitted tax returns or be able to provide a reference from an accountant
- If the applicant self-assesses, must be able to provide 2 year's authenticated SA302s/SA100s (HM Revenue & Customs self-assessment forms)

Retired

- Must be able to provide annual pension statement, a reference from the pension administrator or a P60

Students

- Must be able to provide proof of Student status
- Must be able to provide a guarantor or pay 6 months rental in advance.

Guarantor Requirements

All Guarantors

- Minimum credit rating of 618
- Must be living and working within the UK
- Minimum annual income must be equal to or greater than 36 x monthly rental
  (Eg - £600 per month x 36 = £21,600 minimum annual income)

Employed

- Must be in permanent employment for the full rental period or be able to prove new employment (contract of employment)
- Must be able to obtain a reference from your employer stating the contract is permanent and your annual salary or provide a contract of employment and 6 months worth of payslips

Self Employed

- Must be able to provide 2 year's worth of submitted tax returns or be able to provide a reference from an accountant
- If the applicant self-assesses, must be able to provide 2 year's authenticated SA302s/SA100s (HM Revenue & Customs self-assessment forms)

Retired

- Must be able to provide annual pension statement, a reference from the pension administrator or a P60