

Quick Tenant Check User Guide

Our Quick Tenant Check provides you with an instant assessment of your prospective Tenant. Simply complete the form online and your report will be delivered within seconds.

Within this User Guide, you will find general information to help you understand how we evaluate your prospective Tenant(s) and guidance on how to make an informed choice based on the information you receive.

Quick Tenant Check provides:

- Instant response
- Search of public records for any County Court judgments, Notices of Bankruptcy and Individual Voluntary Arrangements
- Credit history
- Simple **PASS** or **FAIL** result

Submitting your application - five easy steps to peace of mind...

Step 1

Print out the QTC application form and complete both the 'Your Details' and 'Tenancy Details' sections. Make sure you have read our terms and conditions. Purchase of the product constitutes your agreement to these terms and conditions.

Step 2

Pass the application form to your prospective Tenant to complete. Please note that the Tenant must be able to provide previous addresses with valid UK postcodes going back at least 12 months, and that the prospective Tenant must sign the Tenant's declaration before you can apply for a Quick Tenant Check.

Step 3

Complete the QTC application on our web pages making sure that you provide all the required information.

Step 4

Check your application and make payment through our secure online payment gateway and submit – your report will be returned to your computer, within moments. We will also email your report and purchase receipt to you.

Step 5

If your Tenant passes the QTC and you then wish to purchase a Rent Guarantee, simply insert the unique reference (provided as part of the report) into our Rent Guarantee web page and buy Rent Guarantee instantly.

Please be aware that **ALL** persons present on the AST (Assured Shorthold Tenancy)

The LPS Quick Tenant Check and Full Tenant Reference are provided by LetsXL Ltd in accordance with LetsXL Ltd's Terms and Conditions for the provision of such service. LetsXL Ltd is registered in England No 4355737 Registered Address, LetsXL Ltd, First Floor, Williams House, Mochdre Business Park, Colwyn Bay, Conwy LL28 5HE.

need to have been successfully referenced by us for the Rent Guarantee to be valid.

That's it...

You will receive your response back to your computer, following the payment.

A VAT receipt will be emailed to you within 24 hours.

Pass result

A **PASS** result indicates that, based on the information that has been checked, the Tenant is likely to be suitable.

With a **PASS** result, you will be eligible to purchase an LPS Standard Rent Guarantee for this Tenant. You can do this by clicking on a link in the report you receive, or by visiting our website.

Fail result

A **FAIL** result indicates that the check has either found detrimental information or has not been able to verify information provided by your prospective Tenant, and indicates that they may not be a suitable Tenant. An LPS Standard Rent Guarantee will not be available for this Tenant.

A Credit Report explained

We use credit scoring to examine historical data to make forecasts about future performance, such as the likelihood that a consumer will miss loan payments. With the accurate, reliable and fast credit risk assessment provided by such scoring, landlords are empowered to make more reliable decisions regarding prospective Tenants.

The Credit Report utilises a database of UK consumer credit profiles and demographic information in combination with predictive analytic expertise, to assess each consumer's relative likelihood of default.

The score returned is both an analysis of the applicant's current and historic information relating to financial transactions, and a predictive tool on their likely ability to make payments in the future.



Income Verification

It is prudent to ensure that a Tenant earns at least 2.3 times the required monthly rent. If your prospective Tenant does not have sufficient income, you can still complete a Quick Tenant Check, but we will not be able to offer a Rent Guarantee.

Rental PCM	Required Pay (Month)	Required Pay (Annum)
£150	£345	£4140
£300	£690	£8280
£450	£1,035	£12,420
£600	£1,380	£16,560
£750	£1,725	£20,700
£900	£2,070	£24,840
£1150	£2,645	£31,740
£1300	£2,990	£35,880
£1450	£3,335	£40,020
£1600	£3,680	£44,160

Sample QTC report

To view a sample report please select Quick Tenant Check and click on the link "Quick Tenant Check Sample Report".