

# Landlord Referencing Checklist

Ticking off the items on this list will help you avoid rogue tenants.

Property Address:	
Landlord / Agent:	
Tenant(s) name:	
Date:	

LANDLORD REFERENCING	
METHOD	CHECK
<b>Tenant I.D</b> Check photo proof I.D to confirm identity.	
<b>Credit check tenant</b> Tenant came back with positive credit check results.	
<b>Tenancy application form</b> Tenant completed an application form, which contains personal details, including employer details, and current landlord. Form available from: <a href="http://www.propertyinvestmentproject.co.uk/blog/tenancy-application-form/">http://www.propertyinvestmentproject.co.uk/blog/tenancy-application-form/</a>	
<b>Reference current employer</b> Contact tenant's employer to see if employment details given are accurate.	
<b>Reference current landlord</b> Contact tenant's current landlord for a reference e.g. rent was paid on time.	
<b>Guarantor</b> Tenant Guarantor in place and contracts signed..	
<b>Home visit inspection</b> Inspect current living conditions.	
<b>Payslips</b> Check tenant's payslips for proof of income.	

**Please note:** This is for information purposes only and is not an exhaustive list. It is not intended to constitute legal or other professional advice or be a legally binding document. We'd always recommend you seek legal or professional advice before entering into any kind of tenancy agreement.