

# INFORMATION FOR LANDLORDS

## HOW WE WORK TO PROTECT YOUR INVESTMENT

### WHY YOUR LETTING AGENT WORKS WITH VAN MILDERT

Every day landlords across the UK lose thousands of pounds through unpaid rent, malicious damage caused by tenants and expensive tenant eviction procedures.

Choosing the right letting agent to let your property is a big step in preventing this from happening to you.

You need to know that your letting agent is going to be able to let your property quickly but also that they care about finding a good tenant.

If your letting agent works with Van Mildert, you can be sure that their priority is protecting your investment by getting you the right tenant.

The Van Mildert team are experts in ensuring that your potential tenants are able to pay their rent, have a good credit history and will treat your property in a responsible manner.

Your letting agent works with Van Mildert for two reasons:

- The depth and intelligence of the Van Mildert referencing process is unique, and is crucial in identifying possible problem tenants or instances where potential tenants are being deceitful.
- The speed and proactivity which Van Mildert applies to checking your potential tenant means that you and your letting agent will know very quickly if someone is right for your property.

It is important not to waste time on tenants who may potentially affect your investment by not paying their rent or damaging your property.

Van Mildert's service eradicates this wasted time and enables your letting agent to get on with finding the perfect tenant.

### THE IMPORTANT CHECKS AND INFORMATION

Using information gathered directly from your potential tenant Van Mildert carry out checks including:

- Verifying income with employers, accountants, banks and/or benefit offices.
- Checking that the rent/income ratio is appropriate.
- Confirming that the tenant's income is going to remain stable for the foreseeable future, and is not likely to cease or reduce significantly.
- Ensuring that the tenant has no bankruptcy against their name, no IVAs and no unsatisfied CCJs and no CCJs whatsoever in the previous 24 months.
- Verifying that the tenant has lived where they say by searching the electoral role and credit history records.
- Checking with previous landlords that the tenant has conducted themselves properly in previous tenancies.

Van Mildert will provide a collated report and final result to your letting agent with either an "Accept" or "Fail" and the background information supporting this.

If Van Mildert identify any problems with the above checks the potential tenant will fail the referencing process.

#### FEEL FREE TO CONTACT US AT ANY TIME

If you would like any more information

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**Bradleys**  
ESTATE AGENTS

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