

You've found the perfect property and received an offer letter

What's next?

There are some things you can prepare for the referencing process with Goodlord, to get you signing your tenancy agreement and moving into your new home faster



Proof of identity (ID): to prove you are who you say you are and you have the right to live in England.

- In England, your agent or landlord is legally required to view and photocopy a valid form of ID, such as a British passport or national identity card or a letter of attestation and drivers license with a birth certificate.
- If you are a non-British citizen, you may be able to [provide a share code](#) to prove your immigration status, for your landlord to undergo the check online.

You can find more information about this check on the [government's website](#). The right to rent check is not applicable in Wales, Scotland, or Northern Ireland.



Proof of income or employment: to prove your funds can cover the rent.

You'll need to earn 2.5 x your annual rent to pass referencing or you may be asked to provide a guarantor.

- If you're employed: you'll need to provide three months' worth of payslips or written confirmation of your employment from your employer.
- If you're self-employed or a company director: you'll need proof of a submitted tax return from the most recent tax year or professional details for your accountant.
- If you have savings: you'll need to provide your most recent bank statement from the past 30 days

You can inform your employer or accountant in advance that they'll be contacted to get their references back quickly.

Did you know that with Goodlord you can opt in to open banking to speed up the referencing process?

This means you won't have to provide proof of income documents - you'll simply connect with open banking, so the provider can see a snapshot of your income and rent payments as quickly and securely as possible.



Previous landlord's reference: to comment on your previous tenancy.

Let them know in advance that they'll be contacted, to get a faster response.



Permission for a credit check: to do a 'soft check' of your credit history.

You'll simply need to give your written permission for Goodlord to get an overview of your credit history, using publicly available data. This is a soft check so don't worry - your credit score won't be affected. You can even run your own check in advance, to make sure there'll be no issues.



Guarantor: someone who agrees to pay the rent or any damages if you can't.

Your guarantor will have to go through a similar referencing process and credit check, as they can't have any adverse credit. You should bear someone in mind for this role, and let them know as soon as possible if they're needed. They'll need a salary of 3 x the rent to pass referencing and should be living in the UK.



Payments: to secure the property and pay the security deposit.

Paying a holding deposit secures the property and you can choose for it to go towards your security deposit (maximum of 5 weeks rent, or 6 weeks', if your annual rent is more than £50,000), which will be held in a secure deposit protection scheme by your agent or landlord. You may also need to pay at least a month's rent in advance, so you'll always be paying rent for the month ahead.

Did you know that your agency may be able to offer an alternative to a traditional deposit?

A deposit replacement service gives you the option to pay a smaller one-off fee at the beginning of your tenancy instead of the five or six weeks' rent that is usually required from a traditional deposit scheme.

Once you've collected your documents, organised your finances, and spoken with referees, you'll be set for the Goodlord referencing process



Reference
requested



Reference
submitted



Checks in
progress



Reference
approved



Contract
signed