

Minimum Referencing Criteria

Minimum referencing criteria for tenants:

- Tenant has right to reside in the UK for the duration of the lease.
- Confirmation that the tenant is free from any CCJs, IVA's or Bankruptcy Orders
- Annual earnings, or savings in cash, are 30 times their share of the monthly rent. (a combination is also acceptable)
- Positive previous landlord reference (where available)

If any of the above conditions are not met then all tenants must either;

- a) use Centurion's Protecting Tenancies service, or
- b) have a personal guarantor that meets the following criteria:
 - Annual earnings that are at least 35 times the tenant's share of the rent
 - Owns residential or commercial property in their individual name
 - Confirmation that Personal Guarantor is free from any CCJs, IVA's or Bankruptcy Orders