

Securing your new home in less time



HomeLet, working in partnership with letting agents

As a renter, you can face tough competition when trying to secure a new home to rent, especially with the rise in rental fraud and the shortage of available properties.

On average rental properties are viewed **20 times!**
Ensure the fastest reference possible



What does VISTA mean for you?

VISTA is an industry-first referencing solution that will provide the fairest tenancy opportunities to renters in an overwhelmed and highly competitive rental market.

By working in partnership with letting agents, VISTA will deliver:



**FAIREST AFFORDABILITY
ASSESSMENT**

Assessments on actual income
and credit commitments



FASTER APPROVAL

70% of references will
be completed same day



**FAR LESS
COMPETITION**

Fraudulent applicants are
removed from the competition

What if I can't be referenced through VISTA?

There will be times when a tenancy application cannot be initially referenced through VISTA, for example, if you live overseas. In these cases, there is a team of specialists who will complete the process efficiently and take into consideration the information available from alternative sources.

Speak to your letting agent for more information

Referencing Criteria

Where an application requires further intervention, this section outlines the types of checks and documentation that may be required depending on your circumstances.

Address History and Proof of Residency

- All applicants and guarantors must provide either 3 years worth of addresses or the last 3 addresses whichever is more relevant to their situation. HomeLet must be made aware if any of the addresses are abroad.
- Sometimes your agent will need to obtain proof of residency if you have not been located at your current address. You can upload this via your Tenant Portal when you are going through the process of the referencing application.
- Documents that are acceptable as proof of residency include:
 - Driving licence showing current address
 - Utility bill (no older than three months and not a mobile phone bill)
 - Council Tax bill (we'll only accept bills dated until the end of June that year)
 - Home service provider bill, such as broadband or digital TV (no older than three months)
 - Current TV licence
 - Homeowner's current home insurance policy schedule

Employment

If the information we need to verify your income is not available using VISTA, we'll attempt to verify income using Open Banking or we will attempt to obtain current employment references via our Centres of Excellence.

If you are leaving your current role within the next six months, you will be requested to provide us with your forthcoming employment details so this can be verified.

This may also include the review of financial documents including payslips and bank statements to support the assessment.

Retired

If you are retired and income information is not available via VISTA, pensioners and those who are retired should provide a copy of either:

- Annual pension statement
- State pension letter
- Monthly pension slip
- Bank statements for the last three months that verify their income
- Most recent P60 showing their pension income

Self employment

If you are self employed and we are unable to verify consistent income through VISTA, you must provide your most recent fully submitted tax return or provide details for us to obtain a satisfactory reference from your accountant. All self-employed applicants must have been self-employed for at least one year.

If you have been self-employed for less than a year, you may be asked to provide a suitable guarantor.

If you are on the Pay As You Earn (PAYE) scheme, your application will be treated the same way as someone employed.

Independent means

- A bank statement from the last 30 days showing at least three times the sum of the total rent for a period of 6 months
- The following incomes can also be considered:
 - Investment income – considered on a case-by-case basis (provide statements/portfolio)
 - A solicitor's letter confirming a house sale completion and funds available in the bank

Benefits

If you are in receipt of benefits or additional income, you can provide evidence of these within your application form. If the proof provided does not meet the required affordability, you may be asked to provide a suitable guarantor to support your application.

INCOME	CONSIDERATIONS
Disability Living Allowance	Can be considered when supplied with a copy of the statement or other form of notification from the Benefits Agency confirming your entitlement
Employment and Support Allowance (long term incapacity benefit)	Can be considered when supplied with a copy of the statement or other form of notification from the Benefits Agency confirming your entitlement. The benefit received must cover the term of the tenancy to be considered
Working Tax Credit and Child Tax Credit	Can be considered when supplied with a copy of the Tax Credits Award from HM Revenue & Customs. For Child Tax Credit, HomeLet don't accept the childcare element
Bursaries / Scholarship	Can be considered if the bursary is a living allowance. You should provide written confirmation from the bursary provider. If the bursary is for tuition fees, it cannot be considered. If you are an international student, we can accept a letter from the relevant Government office confirming your income
Maintenance	Can be considered if the maintenance has been fixed as a result of a court order and you can provide the relevant official documentation. If the maintenance has been decided amicably between the two parties, we'll require six months' worth of bank statements showing a regular amount being paid
Dividends	Can be considered if a reference from an accountant can be supplied, or you can show proof of receipt of dividends