



Sophia Rodriguez

Phone Number
+1 888-888-8888

Email
sophia.rodriguez@gmail.com

Desired Move-in date
As soon as possible

Applied on
01-01-2023



[View application online](#)

Basic Information

Desired Move-in Date	As soon as possible
Date of Birth	1993-11-08
Current Address	808 - 985 Gladstone Ave, Vancouver, BC, V5Z 1Z7
Story	I'm a student currently in Langara. I enjoy reading books, hiking, and cooking.

Financial Information

Job Title	Student
School Name	Langara
Field of Study	Anthropology
Year Started	2020
Part Time Work	No
Verified Annual Income	No income
Verified Documents	Student ID, Bank Statement

Roommate Information

Name	Paloma Lincs
Phone Number	+1 888-888-8888
Email	paloma@gmail.com
Date of Birth	1993-02-02

Relationship	Friend
Job Title	Accountant
Annual Income	\$80,000 - \$90,000

Name	Paloma Lincs
Phone Number	+1 888-888-8888
Email	paloma@gmail.com
Date of Birth	1993-02-02

Relationship	Friend
Job Title	Accountant
Annual Income	\$80,000 - \$90,000

Sophia's Trust Score

Powered By: **EQUIFAX**



Proceed with caution

This applicant may have a history of not paying bills on time. We recommend that you request additional documents that prove their financial suitability.

Credit Summary

20 / 55

	Revolving	Instalment	Mortgage
Total Balance Remaining:	\$20,500	\$30,000	\$250,000
Total Monthly Payments:	\$100	\$800	\$2,200
Total Credit Limit:	\$20,000	-	-
Existing Late Payments:	\$1,000	\$3,000	\$4,000
Average Days to Pay:	75 days Poor	75 days Poor	75 days Poor

Risk Assessment

6 / 20

Court Record Verification

Poor

This applicant has **records found** of possible infractions detected on public provincial/state court records.

All records are gathered from a third-party source. liv.rent bears no responsibility for potential inaccuracies that may arise.

Potential Risks

Poor

Inquiry, Address, Is A Post Office - Address Search

Inquiry, Telephone Number Has Been Associated With More Than One Name Or Address

Confirmed True Name Fraud

Bankruptcies

Poor

Records	Liability	Description
Record 1	\$280,000 - \$300,000	Bankruptcy
Record 2	\$280,000 - \$300,000	Discharged
Record 3	\$280,000 - \$300,000	Proposal to creditors

Collections Record

Average

Records	Liability	Status
Record 1	\$280,000 - \$300,000	Closed
Record 2	\$1,000 - \$2,000	Open

Trustworthiness

5 / 20

Identity Verification

Excellent

Type	Status
Facial Verification	liv.rent Verified
Driver's License	liv.rent Verified

Social Verification

Poor

Type	Status
LinkedIn Account	Not connected

Employment Verification

Poor

Type	Status
T4	Not Verified

Income Verification

Poor

Type	Status
T4	Not Verified

Rent-to-Income Ratio

2 / 5

Insights

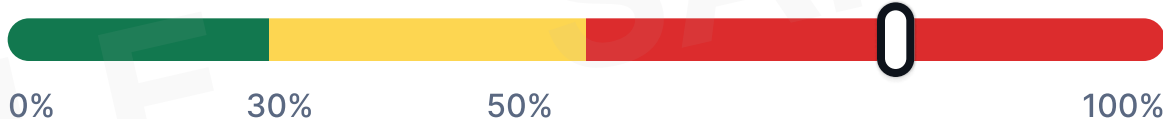
Poor

80%

High Risk

Low risk

High risk



Risk profile:

- 25% of their total monthly income is spent on rent.
- A low rent-to-income ratio indicates that this tenant is financially reliable as they can comfortably afford rent and have extra income to cover unexpected expenses.

Rental price	\$3,000 / month
Total monthly income	\$2,400 - Stephanie Rodriguez (Main Applicant) \$10,500 - John Doe (Spouse)
	\$12,900

Pets

Type	Dog
Breed	Labrador
Size	Big
Name	Maomao
Age	3

Emergency Contact

Name	James Dude
Phone Number	+1 888-888-8888
Relationship	Friend
Email	james@gmail.com

Employment References

Name	Nancy Baker
Phone Number	+1 888-888-8888
Email	nancy@gmail.com
Company	Meta
Position	Product Manager
Start Date	2020-01-24
End Date	Current

Landlord References

Name	Gina Ginger
Phone Number	+1 888-888-8888
Email	gina@gmail.com
Rental Address	808-985 Gladstone Ave, Vancouver, BC, V5Z 1Z7

Start Date	2020-01-24
End Date	Current
Reason for leaving	Looking for an apartment closer to school.

Insurance Information

Insurance Provider	Sunlife
Policy Number	1234

Automobile Information

Make and Model	Toyota Corolla
License Plate	CT6 39L
Registered Owner	Sophia Rodriguez
Province	British Columbia
Year	2007
Ownership Type	Self-owned
Colour	Grey

Employment Verification Document: T4

T4 Statement of Remuneration Paid / État de la rémunération payée

Canada Revenue Agency / Agence du revenu du Canada

Year / Année:

Employer's name - Nom de l'employeur:

Employer's account number / Numéro de compte de l'employeur:

Social insurance number / Numéro d'assurance sociale:

Employee's name and address - Nom et adresse de l'employé:

Province of employment / Province d'emploi:

Employment code / Code d'emploi:

Employee's CPP contributions - line 308 / Cotisations de l'employé au RPC - ligne 308:

Employee's QPP contributions - line 308 / Cotisations de l'employé au RRD - ligne 308:

Employee's EI premiums - line 312 / Cotisations de l'employé à l'AE - ligne 312:

Employee's PPIP premiums - see over / Cotisations de l'employé au RPAP - voir au verso:

Income tax deducted - line 437 / Impôt sur le revenu retenu - ligne 437:

EI insurable earnings / Gains assurables d'AE:

CPP/QPP pensionable earnings / Gains ouvrant droit à pension - RPC/RRQ:

Union dues - line 212 / Cotisations syndicales - ligne 212:

Charitable donations - line 348 / Dons de bienfaisance - ligne 348:

RPP or QPPSP registration number / N° d'agrément d'un RPA ou d'un RPQB:

PPIP insurable earnings / Gains assurables du RPAP:

Other information (see over) / Autres renseignements (voir au verso):

Box - Case	Amount - Montant	Box - Case	Amount - Montant	Box - Case	Amount - Montant
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

T4 Statement of Remuneration Paid / État de la rémunération payée

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Employer's account number / Numéro de compte de l'employeur:

Social insurance number / Numéro d'assurance sociale:

Employee's name and address - Nom et adresse de l'employé:

Province of employment / Province d'emploi:

Employment code / Code d'emploi:

Employee's CPP contributions - line 308 / Cotisations de l'employé au RPC - ligne 308:

Employee's QPP contributions - line 308 / Cotisations de l'employé au RRD - ligne 308:

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Income tax deducted - line 437 / Impôt sur le revenu retenu - ligne 437:

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<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Income Verification Document: Payslip

Company Name

12345 Court Road, London W1T 1JY, UK
 Phone: +44 00 0000 0000, Email: name@provider.com

PAYSLIP

EMPLOYEE INFORMATION

Full Name
 123 Any Court Road
 London, W1T 1JY, UK
 Phone: +44 00 0000 0000
 Email: name@provider.com

PAY DATE	PAY TYPE	PERIOD
6/10/2019	Weekly	WK23
PAYROLL #	NI NUMBER	TAX CODE
1234567	QQ123456C	1250L

Payment Method: Check

EARNINGS	HOURS	RATE	CURRENT	YTD
Standard Pay	40	12.50	500.00	500.00
Overtime Pay	5	18.75	93.75	93.75
Holiday Pay	8	12.50	100.00	100.00
Basic Pay			1,740.00	1,740.00
Commission and Bonus			600.00	600.00
Sick Pay			-	-
Expenses			-	-
GROSS PAY			£3,033.75	£3,033.75

DEDUCTIONS	CURRENT	YTD
PAYE Tax	250.00	250.00
National Insurance	55.00	55.00
Student Loan Repayment	30.00	30.00
Pension	50.00	50.00
Union Fees	5.00	5.00
	-	-
	-	-
TOTAL DEDUCTIONS		£390.00

NET PAY	£2,643.75	£2,643.75
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If you have any questions about this payslip, please contact:
 [Name, Phone, email@address.com]

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