

Basic Information

Sophia Rodriguez

Phone Number +1 888-888-8888

Desired Move-in date As soon as possible Email sophia.rodriguez@gmail.com

Applied on 01-01-2023



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

101 - 144 Cardero St, Vancouver, BC V6G 3H3

\$3,000 / month · 1 Bedroom & 1 Bathroom

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 Me	ore Than One Name Or Address	
Confirmed True Name Fraud		

101 - 144 Cardero St, Vancouver, BC V6G 3H3

\$3,000 / month · 1 Bedroom & 1 Bathroom

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Bankruptcies				Poor
Records	Liability		Description	
Record 1	\$280,000 - \$300,0	000	Bankruptcy	
Record 2	\$280,000 - \$300,0	000	Discharged	
Record 3	\$280,000 - \$300,0	000	Proposal to creditors	
Collections Record				Average
Records	Liability		Status	
Record 1	\$280,000 - \$300,0	000	Closed	
Record 2	\$1,000 - \$2,000		Open	
Trustworthiness				<mark>5</mark> / 20
Identity Verification				Excellent
Туре		Status		
Facial Verification		liv.rent Verified		
Driver's License		liv.rent Verified		
Social Verification				Poor
Туре		Status		
LinkedIn Account		Not connected		
Employment Verification				Poor
Туре		Status		
Т4		Not Verified		

101 - 144 Cardero St, Vancouver, BC V6G 3H3

 $3,000 / month \cdot 1 Bedroom \& 1 Bathroom$

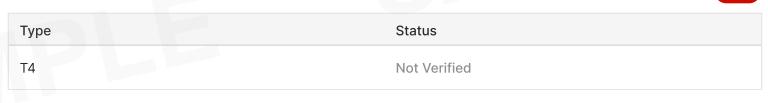
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Poor

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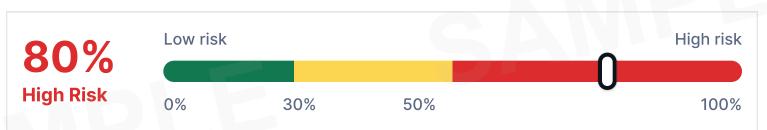
Poor

Income Verification



Rent-to-Income Ratio

Insights



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

Туре	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

\$3,000 / month · 1 Bedroom & 1 Bathroom

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

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Income Verification Document: Payslip

EMPLOYEE INFORMATION		PAYOATE	PAYTYPE	PERIOD
Full Name		6/10/2019	Weekly	WK23
123 Any Court Road		PAYROLL	NINUMBER	TAX CODE
London, W1T 1JY, UK		1234567	QQ123456C	12501.
Phone: +44 00 0000 0000				
Email: name@provider.com		Payment Method: 0	heck	
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			V ~ *	
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		GROSS PAY	£3,033.75	63,033,75
DEDUCTIONS			CURRENT	YTD
PAYE Tax			250.00	250.00
National Insurance			55.00	55.00
Student Loan Repayment			30.00	30.00
Persion			50.00	50.00
Union Fees			5.00	5.00
				0.
				2.
		TOTAL DEDUCTIONS	£390.00	£390.00
		NET PAY	£2,643.75	£2,643.75
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