



# ANGELMOVES

## TENANTS PROFILE

TENANTS ID NUMBER: 59141



**THIS TENANT HAS BEEN APPROVED FOR  
THE FOLLOWING COVER:**

- Angel Moves Rent Guarantee Policy Cover
- Free Advice and Support throughout the Duration of the Tenancy

### MAIN APPLICANT

**NAME:** ALICIA DOUGLAS  
**GENDER:** FEMALE  
**DEPENDANT:** 3 CHILDREN

### EDUCATIONAL / TRAINING BACKGROUND

I have a Masters Degree Qualification in Special and Inclusive Education (Learning Difficulties).

### WORKING EXPERIENCE / EMPLOYMENT STATUS

I am Currently Working as a Supply Teacher.

### ABOUT ME

I'm a dedicated mother, a Christian, part of a Worship Team, and Enjoying Watching Netflix Series. I also work very closely with the Church Youth Ministry.

**ADDITIONAL INSURANCE COVERS  
CAN ALSO BE PROVIDED SUBJECT  
TO ANGEL MOVES TERMS AND  
CONDITION**

- Malicious Damage Cover
- Home Emergency Cover

### OTHER CHECKS

Affordability	✓
Rent Arrears	✓
Anti Social Behavior	✓
Background Check	✓
Right to Rent	✓

### REASON FOR LOOKING FOR ACCOMODATION

I am in a Temp Accomodation as my Landlord had to sell the House we were living due to the changes in Tax Laws.

## **Types Of Tenants on Our Referral Scheme**

- Many of the Tenants that we are moving from London are Working, and have become Homeless due to various unfortunate circumstances.
- E.g. Landlords Selling their Properties, Increases in Mortgages, Unaffordable Rent Increases etc, Tenants need to be earning £75k a year whereas the National Average is between £35k - £40k, just to name a few reasons.
- These Tenants have little choice to relocate, unfortunately, their jobs cannot relocate with them, hence they are receiving Financial Assistance from the Local Authorities and will be initially claiming Benefits.
- We have a mix of Tenants that can be Key Support Workers & Low-Income Workers which can be Trainee Nurses, etc, people in Training & Further Education.
- Tenants with genuine Long- & Short-Term illnesses & Carers.
- Victims of Domestic Violence, Separations & Divorces.
- Vulnerable People seeking Asylum as their lives are in danger in war-torn countries such as Ukraine, Afghanistan, Israel, and Palestine.

## Types Of Tenants We Do Not Deal With

- We **DO NOT** take on the Stereotypical problematic Benefit Tenants.
- We **DO NOT** take on Tenants that are intentionally not working.
- We **DO NOT** take on Tenants that have made themselves intentionally Homeless.
- We **DO NOT** take on any Tenant where we cannot do Background Checks that are verified by a Government Official.
- We **DO NOT** take on Tenants that are in Rent Arrears.
- We **DO NOT** take on Tenants that have a history of late payments.
- We **DO NOT** take on Tenants where their Affordability and Income is not verified by a Government Official.
- We **DO NOT** take on Tenants that do not have the Right to Rent.
- Government Officials verifying Tenant's information **HAVE** to conduct proper checks, unlike Referencing Agencies that will only do soft checks.

## Why Agents Love Working With Us

- ❖ Increase Profit Margin
- ❖ We provide Attractive Property Find Fee
- ❖ We provide Risk Free Tenants
- ❖ Free Reference Checks
- ❖ We make sure you get paid directly
- ❖ We try and Negotiate more than 1 Month in Advance Rent Payment (this helps Landlords who need instance cash) NB this is paid only after the Tenant moves in and we raise an invoice to the Council.
- ❖ All Tenants on our Referral Scheme would be entitled to a **Free ECO 4 Survey** carried out by the CNF Group Ltd, whom we are working very closely with.
- ❖ Approximately 90% of the Properties with below C Rating would qualify for a Government Grant saving Landlords up to **£20,000 or more**.
- ❖ This work would increase the Landlord's Property Value.
- ❖ Landlords could **Benefit** from some or all of the following improvements:
  - **Boilers**
  - **Loft Insulation**
  - **Internal / external wall insulation**
  - **Solar panels**
  - **Heat pumps**
  - **Upgraded radiators / valves**