



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
Payslip	Not Verified

Rent-to-Income Ratio

2 / 5

Recommended monthly income used for rent: **30% or less**

Rental Price: **\$3,000**

Applicant Name	Monthly Income	% of income used for rent	Notes
Sophia Rodriguez Main Applicant	\$3,000	100%	This applicant is spending 100% of their monthly income on rent.
Paloma Lincs Friend	\$4,200	71%	This applicant is spending 73% of their monthly income on rent.
Joint Income	\$7,200	41%	The applicants will be spending 41% of their joint income on rent.

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

Protected B when completed / Protégé B une fois rempli

Employer's name – Nom de l'employeur		Canada Revenue Agency / Agence du revenu du Canada		T4 Statement of Remuneration Paid / État de la rémunération payée	
Year / Année		Employment income – line 101 / Revenus d'emploi – ligne 101		Income tax deducted – line 437 / Impôt sur le revenu retenu – ligne 437	
54 Employer's account number / Numéro de compte de l'employeur		14		22	
Province of employment / Province d'emploi		Employee's CPP contributions – line 308 / Cotisations de l'employé au RPC – ligne 308		EI insurable earnings / Gains assurables d'AE	
10		16		24	
Social insurance number / Numéro d'assurance sociale		Employee's QPP contributions – line 308 / Cotisations de l'employé au RRQ – ligne 308		CPP/QPP pensionable earnings / Gains ouvrant droit à pension – RPC/RRQ	
12		17		26	
Exempt – Exemption / CPP/QPP EI PPIP / RPC/RRQ AE RPAP		28		29	
Employment code / Code d'emploi		29		Employee's EI premiums – line 312 / Cotisations de l'employé à l'AE – ligne 312	
Employee's name and address – Nom et adresse de l'employé		18		44	
Last name (in capital letters) – Nom de famille (en lettres moulées) / First name – Prénom / Initial – Initiale		20		46	
RPP contributions – line 207 / Cotisations à un RPA – ligne 207		52		50	
Pension adjustment – line 206 / Facteur d'équivalence – ligne 206		55		56	
Employee's PPIP premiums – see over / Cotisations de l'employé au RPAP – voir au verso		55		56	
Other information (see over) / Autres renseignements (voir au verso)		Box – Case / Montant – Montant		Box – Case / Montant – Montant	
T4 (14)					

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T4 (14)					

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	£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]