

Affordability Calculator

Your guide to rent calculations



As part of the tenant referencing process, we assess the tenant's income and provide a final report detailing our findings to the letting agent or landlord as to whether the tenant will be able to afford the rent for the property.

We suggest that a tenant's income needs to be at least 2.5 times the amount of the rent to allow for the additional expenses that come with renting a property. If a tenant's affordability is calculated as less than the rent of the property, we may require a guarantor.

When a guarantor is required, we suggest that their income needs to be at least 3 times the rent of the property to allow for their own rent or mortgage outgoings.

Monthly Rent	Tenant Income	Guarantor Income
140	4,200	5,040
160	4,800	5,760
180	5,400	6,480
200	6,000	7,200
220	6,600	7,920
240	7,200	8,640
260	7,800	9,360
280	8,400	10,080
300	9,000	10,800
320	9,600	11,520
340	10,200	12,240
360	10,800	12,960
380	11,400	13,680
400	12,000	14,400
420	12,600	15,120
440	13,200	15,840
460	13,800	16,560
480	14,400	17,280
500	15,000	18,000
520	15,600	18,720
540	16,200	19,440
560	16,800	20,160

Monthly Rent	Tenant Income	Guarantor Income
580	17,400	20,880
600	18,000	21,600
620	18,600	22,320
640	19,200	23,040
660	19,800	23,760
680	20,400	24,480
700	21,000	25,200
720	21,600	25,920
740	22,200	26,640
760	22,800	27,360
780	23,400	28,080
800	24,000	28,800
820	24,600	29,520
840	25,200	30,240
860	25,800	30,960
880	26,400	31,680
900	27,000	32,400
920	27,600	33,120
940	28,200	33,840
960	28,800	34,560
980	29,400	35,280
1,000	30,000	36,000

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Monthly Rent	Tenant Income	Guarantor Income
1,020	30,600	36,720
1,040	31,200	37,440
1,060	31,800	38,160
1,080	32,400	38,880
1,100	33,000	39,600
1,120	33,600	40,320
1,140	34,200	41,040
1,160	34,800	41,760
1,180	35,400	42,480
1,200	36,000	43,200
1,220	36,600	43,920
1,240	37,200	44,640
1,260	37,800	45,360
1,280	38,400	46,080
1,300	39,000	46,800
1,320	39,600	47,520
1,340	40,200	48,240
1,360	40,800	48,960
1,380	41,400	49,680
1,400	42,000	50,400
1,420	42,600	51,120
1,440	43,200	51,840
1,460	43,800	52,560

Monthly Rent	Tenant Income	Guarantor Income
1,480	44,400	53,280
1,500	45,000	54,000
1,520	45,600	54,720
1,540	46,200	55,440
1,560	46,800	56,160
1,580	47,400	56,880
1,600	48,000	57,600
1,620	48,600	58,320
1,640	49,200	59,040
1,660	49,800	59,760
1,680	50,400	60,480
1,700	51,000	61,200
1,720	51,600	61,920
1,740	52,200	62,640
1,760	52,800	63,360
1,780	53,400	64,080
1,800	54,000	64,800
1,820	54,600	65,520
1,840	55,200	66,240
1,860	55,800	66,960
1,880	56,400	67,680
1,900	57,000	68,400
2,000	60,000	72,000

We will consider income from a variety of sources, including salary, savings, pensions, grants, SA302 when self-employed and any additional income, however we will require evidence of all tenant's and guarantor's income sources. Please see below for more information on the benefits/allowances we are able to accept as additional income.

Accepted

- ✓ Disability Living Allowance (DLA)
- ✓ Incapacity Living Allowance
- ✓ Child Benefit
- ✓ Child Tax Credits
- ✓ Income Support
- ✓ Working Tax Credits
- ✓ Savings (66% taken)
- ✓ Pension Credit
- ✓ Carer's Allowance
- ✓ Maintenance (Subject to terms)
- ✓ Student Grants
- ✓ Commission from Employment (50% taken)
- ✓ Overtime from Employment (50% taken)
- ✓ Employment Bonuses

Not Accepted

- ✗ Housing Benefit
- ✗ Job Seekers Allowance
- ✗ Student Loans
- ✗ Winter Fuel Payment

If you'd like further information on what types of income will be considered and affordability calculations, don't hesitate to contact us on 0800 035 8255.

Any questions?

For further information, you can contact us on [0800 035 8255](tel:08000358255).

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