

Privacy Notice Addendum – Screening & Background Checks

What types of screening do we conduct?

Fresh Property Group conduct several types of background screening. These checks take place when you first apply to rent one of our properties. We use Veri-Check to complete these checks on our behalf.

As part of our application process, you may be asked to give your consent to such screening. This requirement does not apply in all cases, however, if you are asked but are unwilling to provide such consent, then we will be unable to conduct business with you and your application will terminate at that point.

If you give us your consent to conduct background screening but then change your mind within 24 hours of your application being made, we can cancel the background checks before any data would have been shared with Veri-Check. If you withdraw your consent more than 24 hours after your application is submitted it is likely that your personal data will have been shared, however we will instruct Veri-Check to erase your data. In either case if you withdraw your consent, we will be unable to conduct business with you and your application will terminate at that point.

If you are acting as a guarantor, you will be asked to give your consent at the point you are asked to confirm your details. Again, if you are not willing to give us your consent we will be unable to accept you as a guarantor and the applicant will be asked to find an alternative.

Anti-Money Laundering (AML), Politically Exposed Persons (PEP) and Sanctions checks –

This involves comparing your details against public lists maintained by the UK Treasury Sanctions Lists and other lists (e.g., UK Electoral Roll). These lists contain details of those who have been convicted of serious crimes and terrorism offences. This is very different to a Disclosure and Barring Service (DBS) check which we do not perform. All the information used as part of the screening process is already in the public domain.

The data used to undertake such searches is restricted to your name and surname, address, date of birth, passport/ national ID details.

The process of sanctions screening occurs during the period after which your application is accepted and before you move in. When you accept the terms and conditions of your tenancy agreement you warrant that you do not appear on such lists. In the unlikely event that your name returns a full positive match, your booking will be cancelled, and we will return any monies collected to you.

It is in our legitimate interests to verify that we do not enter into agreements with individuals who are convicted of serious crime or terrorist activity.

Credit Reference checks –

It is in our legitimate interests to verify that a tenancy agreement is backed up and protected by a full credit and history reference. It is how we ensure that you are in a financial position to adhere to the terms of the contract, you have not previously defaulted on rental payments, and you have a reliable financial history.

'Right to Rent' Checks -

The data used to undertake such searches is limited to your name and surname, address, date of birth, gender and copy of your photographic ID (passport or driving license) and Visa, where applicable.

We are required to complete annual verification or when your Visa expires, whichever is the later to ensure that accurate records are kept.

We are required under the Immigration Act 2014 (as amended) to complete these checks prior to agreeing the tenancy with you. If you no longer have the right to rent, we need to report to the Home Office and they will then take the relevant action.

If you have any questions concerning this process, please contact our Data Protection Officer using this e-mail address data@thisisfresh.com.