

Affordability Calculator

The referencing company that Golding Homes uses suggests that a tenant's income needs to be at least 2.5 times the amount of the rent to allow for additional expenses that come with renting a property. If a tenant's affordability is calculated as less than the rent of the property then a guarantor will be required.

A guarantor's income needs to be at least 3 times the rent of the property to ensure that their own housing costs can be met.

The table below demonstrates the income that would be required in order to meet monthly rent amounts:

Monthly rent	Tenant Income	Guarantor Income
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
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

Income is considered from a variety of sources, including salary, savings, pension, grants, tax returns when self-employed and any additional income, however, evidence of all income sources will be required.

The following payments are not accepted as part of a tenant's income when checking affordability:

- Housing benefit
- Job Seekers Allowance
- Student Loans
- Winter Fuel Payment

The following will be accepted:

- Disability Living Allowance
- 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