

TrueTenant

Combined Report

Report Generated : September 26, 2026, 9:40 a.m.

Hurontario Residences

 3 Bed  Unit 1208

Combined Report

 2 Children

 1 Pet

 1 Vehicle

 **Guarantor Recommended**

✦ AI Generated Summary

The Mitchell household presents a strong combined application. Both primary applicants are employed full-time with stable incomes that comfortably cover the requested rent, and combined savings provide an additional cushion. One yellow flag relates to elevated combined debt payments; no court records were found and both identities are verified.



Rental Range Eligibility
\$2,200 - \$2,600



Move-in Date
August 1, 2026



Savings / Investments
\$32,500

Applicant's Overview



Primary Applicant
Sarah Mitchell



Co-Applicant
Daniel Mitchell

Guarantor's Overview



Guarantor
Robert Chen

Verification Summary



ID Verification



Income Verification



Rent Verification



Court Records



Credit Report

Combined Risk Flags & Alerts

Red Flags

Previous eviction record found from 2019.

Yellow Flags

Combined debt payments are 18% of household income.

Individual Flags

Sarah Mitchell

1 Red 1 Yellow

- Previous eviction record found from 2019.
- Credit utilization above 60% on one revolving account.

Daniel Mitchell

No flags