

The Rental Passport

The eight documents that pass UK tenant referencing with no UK rental history. For NHS nurses, midwives, doctors and AHPs.

Since 1 May 2026 landlords in England cannot ask for more than one month's rent in advance. Your documents and your guarantor decide who gets the flat, not a lump sum.

The eight documents

- 1 Passport and eVisa share code**
Right-to-rent check. Every adult who will live in the flat needs one. gov.uk/view-prove-immigration-status. Lasts 90 days.
- 2 NHS contract or signed offer letter**
Proof of job and income. Not started yet? The signed offer letter with start date and pay band.
- 3 Three payslips, or an HR salary letter if you have fewer**
Ask trust HR for a letter confirming job title, salary and start date. Ask early.
- 4 Three months of bank statements**
UK if you have them. Home-country statements in English are accepted by many agents.
- 5 Previous landlord reference, any country, in English**
An email saying you paid on time and left the place in good order.
- 6 UK guarantor, or an insured guarantor service**
No UK guarantor? An insured service stands in: income of about twice your share of the rent, a co-signer who can live abroad, a fee you can split over months. Your choice, never a condition.
- 7 Employer reference contact**
A name and email in HR or your line manager. Warn them the referencing request is coming.
- 8 A short cover note**
Five lines: who you are, where you work, when you can move, who is moving with you, documents ready.

The timeline

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| Week 1 | Gather the documents. Ask HR. Warn your reference. |
| Week 2 | Decide the guarantor route. |
| Week 3 to 4 | Send an enquiry. Viewings booked 10 to 15 minutes from your hospital. |
| Week 5 to 6 | Viewings. Holding deposit (at most one week's rent, taken off your first payment). |
| Week 7 to 8 | Referencing on the pack. Contract. Deposit and first month. Keys. |

Four rules that protect you

- Rent in advance: at most one month.
- Deposit: at most five weeks' rent, protected in a government scheme within 30 days.
- Fees: no admin, referencing or holding fees beyond one week's rent, refundable.
- Notice: new tenancies are periodic. Leave with two months' notice.