

TrueTenant

Combined Report

Report Generated : June 26, 2026, 9:03 p.m.

Hurontario Residences

🏠 3 Beds 🏠 Unit 1208

Mitchell Family

👨‍👩‍👧 2 Children

🐾 1 Pet

🚗 2 Vehicles

79/100

🛡️ 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



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