

Guarantors Application
We Accept all Major Credit Cards



Guarantor Application

PHOTO ID & A UTILITY BILL WILL BE REQUIRED TO PROCESS THIS APPLICATION
£25 Per Guarantor

This Form Must Be Fully Completed From Section 2 – The Declaration & Guarantee Must Be Signed And Witnessed Before This Form Can Be Processed

1 - SERVICE AND PROPERTY DETAILS

Credit Check..... Full Referencing Rent Guarantee

Address of Property to Let

.....Post Code.....

Total Rent For This Property Per Month Total rent For This Applicant Per Month

2 – GUARANTOR DETAILS

Title:..... First Name:..... Surname.....

Other Names:..... Date of Birth:...../...../.....

Telephone:..... Mobile:.....

Email:.....

Previous Surname:..... Previous Title:.....

Residential Status: Property Owner..... Council Tenant..... Private Tenant..... Living with Friends/Relatives.....

Have you any County Court Judgements (CCJ's), Court Decrees, Bankruptcy, or Administration Orders:.....

If YES, please detail on a separate sheet. Please also be aware that it may harm your application if you state NO and are later found to have County Court Judgments, Bankruptcy Orders Etc.

3 – CURRENT ADDRESS OF THE GUARANTOR

Address of Property:.....

.....Post Code:.....

Period At Address:.....Years.....Months

4 – PREVIOUS ADDRESS(ES) If Period of Address in Section 3 is LESS than 3 years

Address 2:.....

.....Post Code:.....

Period At Address:.....Years.....Months

Address 3:.....

.....Post Code:.....

Period At Address:.....Years.....Months

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5 – GUARANTORS EMPLOYMENT

Employed:.... Self-Employed:.... On Contract:.... Retired:.... Unemployed:.... Student:.... Independent Means:....

Details Of Current Employer / Pension Administrator / Accountant (delete as appropriate)

Company Name:..... Contact Name:.....

Address:.....

..... Post Code:.....

Telephone:..... Fax:.....

Gross Salary/Pension/Drawings: £.....Per Annum Payroll/Service/Pension Number:.....

Frequency Paid: Weekly:..... Monthly:..... Yearly:.....

Position Held:..... Start Date:.....

Is This a Permanent Position?.....

Will Your Employment Status Change Before The Proposed Tenancy Starts?.....

If YES please detail on a separate sheet.

5a – ACCOUNTANTS DETAILS If stated SELF-EMPLOYED in Section 5

Company Name:..... Contact Name:.....

Address:.....

..... Post Code:.....

Telephone:..... Fax:.....

6 – GUARANTORS PREVIOUS EMPLOYMENT If Period of Employment in Section 5 is LESS than 18 months

Employment Status: Please tick ONE of the following

Employed:.... Self-Employed:.... On Contract:.... Retired:.... Unemployed:.... Student:.... Independent Means:....

Company Name:.....

Address:.....

..... Post Code:.....

Telephone:..... Fax:.....

Email:.....

Start Date:...../...../.....

End Date:...../...../.....

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7 – ADDITIONAL INFORMATION

.....
.....
.....
.....
.....

8 – DECLARATION

Please read the declaration and sign and date below. WE CANNOT PROCEED WITH THIS APPLICATION IF YOU DO NOT SIGN. I hereby confirm that the information provided by me is to the best of my knowledge true. I consent to the information being verified by contacting the third parties detailed in this form. I understand that the results of the findings will be forwarded to the appointed letting agent and/or landlord and may be accessed again should the tenant, for whom I am proposing to act as Guarantor, default in respect of any of their tenancy covenants. I further understand that this application and the result of the findings may be disclosed to an Insurer and/or their agents in connection with the provision of insurance related to the tenancy. I agree that Place2let may search the files of a Credit Reference Agency and IDS Ltd, the insurance industry's data collection agency, which will keep a record of that search. I understand that I may request the name and address of the Credit Reference Agency to whom I may then apply for a copy of the information provided. I understand that the information provided by me may be transferred to a country outside of the EU for the purposes only of processing this referencing application, notwithstanding such transfer. Place2let will remain the Data Controller for the purposes of this application. I also understand that in the event of my defaulting in respect of my covenants as Guarantor, that any such default may be recorded with the Credit Referencing Agency and IDS Ltd, who may supply the information to other credit companies or insurers in the quest for the responsible granting of tenancies, insurance and credit. I understand that in the event of my defaulting in respect of my covenants as Guarantor, the information contained herein may be disclosed to one or more Insurer and/or their agents, tracing companies and/or debt collection agencies in order to recover any monies due or to trace my whereabouts. I also understand that the assessment of this application presumes that at some time during the tenancy agreement, I may be granted or allowed some form of deferred payment.

Signed:.....

Name:.....

Date:...../...../.....

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Guarantee
For a Tenancy Agreement – Executed as a Deed

Date:.....(not be earlier than the date of the tenancy agreement)

Guarantor:.....

Landlord:.....

Tenant:.....

Property:.....

Tenancy Period: Starting on.....**Ending on**.....

Rent: £.....**per week/month payable in advance**.....

Date of Tenancy Agreement:.....

The Landlord, at the request of the Guarantor who agreed to give this guarantee has let the Property to the Tenant Period at the Rent and on the Letting Terms set out in the Tenancy Agreement.

In consideration of this, the Guarantor agrees with the Landlord that the Guarantor will comply with the Guarantee Terms set put in this Guarantee.

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GUARANTEE TERMS

In these Guarantee Terms:

- a. the Rent, the Tenancy Agreement and the Letting Terms are those referred to overleaf;
- b. when two or more persons are together the Guarantor, they are responsible for their obligations both jointly and individually;
- c. the Landlord includes the persons from time to time entitled to receive the Rent; and
- d. the headings are only for convenience and are not part of the Guarantee Terms.

A. GUARANTOR’S OBLIGATIONS

A1. *Unpaid Rent*

If the Tenant does not pay the whole of each instalment of rent or any other sum due under the Tenancy Agreement on its due date, the Guarantor will pay the unpaid amount to the Landlord on demand together with interest, from the due date until payment is received at the rate specified in the Lettings Terms.

A2. *Breach of Tenant’s Obligations*

If the Tenant is in breach of any provisions of the Letting terms, the Guarantor will remedy that breach on demand and will pay to Landlord reasonable compensation for all losses suffered by the Landlord as a result (directly or indirectly) of that breach.

A3. *Disclaimer of Tenancy Agreement*

If the tenancy Agreement is disclaimed by the Tenant’s trustee in bankruptcy or liquidator, the Guarantor will (in addition to any liability under A1 and A2 above at the date of the disclaimer) pay to the Landlord on demand an amount equal to the Rent and any other sums of a recurring nature that would have been payable under the Tenancy Agreement for the period beginning with the disclaimer and ending six months later or when the Property is relet or when the Tenancy Period would otherwise have expired (whichever is first).

B. LANDLORD GIVING TIME TO TENANT

The above obligations of the Guarantor are not affected by the Landlord giving more time to the Tenant to comply with an obligation under the Tenancy Agreement or failing to compel strict enforcement of those obligations.

The Guarantor is recommended to obtain a copy of the Tenancy Agreement and obtain independent legal advice before signing this guarantee.

SIGNED as a Deed by the GUARANTOR and Delivered.....

GUARANTOR

In the Presence of

WITNESS

Witness’s address.....

Witness’s occupation.....

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Terms and Conditions of a Guarantor

If you are standing as a guarantor please read and sign the following:~

- 1 - A guarantor must not have any Bankruptcy Orders against them in the last 3 years.
- 2 - The documentation you have filled in, signed and had witnessed is a legally binding document and can be used in a court of law if needed.
- 3 - The document that you sign is legally binding for the entire term of the tenancy, meaning if the tenant(s) stay in the property for several years you will be their guarantor for the entire time they reside in that property.
- 4 - If the rent is late Place 2 Let will always try and re-cover the monies from the tenant if we are unsuccessful we will then expect you as guarantor to pay any outstanding monies.
- 5 - If the tenant, you are standing as guarantor for, does not pay their rent for any reason - Housing Benefit Claim Delayed / Wages Paid Late / Christmas / Birthdays / Weddings it will be your responsibility to pay the rent in full on behalf of the tenant.
- 6 - If for any reason the tenant does not pay their rent while they are living at the property it will be your responsibility as the guarantor to pay the rent in full.
- 7 - If there are any outstanding arrears when the tenant vacates the property it will be your responsibility to clear all arrears in full.
- 8 - If the tenant leaves the property with damages i.e. broken door, windows, holes in walls, items left inside / outside the property that need to be removed, the property & carpets need cleaning you as guarantor will be liable for all costs incurred
- 9 - If you as guarantor cannot afford or refuse to pay the rent / damages / costs on behalf of the tenant(s) a claim will be submitted to our referencing company and they will start legal proceedings against the tenant and yourself.
- 8 - During this time if the rental account / damages / costs brought up to date the claim will be stopped but the case will stay open.
- 9 - If the rental account is not brought up to date the referencing company will set a court date and this will result in the tenant and the guarantor receiving C C J's (County Court Judgements), in some cases an attachment to earnings and or a charge will be placed on the guarantors house

If you have any questions regarding the above please phone our office on 01253 408444.

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I _____ have read and understood my role as
guarantor for the tenant(s)

Who will be residing at _____

Signed _____

Print _____

Date _____