

Financial Guarantor

We would like to thank you for choosing to be the Guarantor.

Your Property details are:

Tenant Name: _____

Property Address: _____

Please find attached the Agreement that should be read carefully. You are required to complete all fields as any missing information could result in delays.

Please remember to attach the following to the Guarantor Agreement which you are required to provide:

- A clear photocopy of one form of valid photo identification for the Guarantor
- Proof of the guarantors address in the form of utility bill (no older than 3 months)

Please note the Guarantor Agreement attached must be handed back to the office. The prospective Tenant has been provided with a deadline for signing the Tenancy Agreement so it is important that this form is received prior to this date

Please ensure that the witness to the Guarantor is NOT related to the Guarantor by either birth or marriage and is not any of the parties listed on the tenancy agreement, which this agreement relates to.

We take data protection very seriously and we will not use your information for the purpose of marketing.

Requirements of the Guarantor

There are requirements that will need to be met by the Guarantor and they will need to:

- (1) be a UK homeowner
- (2) over the age of 25
- (3) have a clear credit history
- (4) provide Confirmation of earnings equivalent to a minimum of 3 times the annual rent
- (5) be able to provide proof of identification and proof of residence
- (6) be willing to take on the obligations in the tenancy agreement provided to the tenant.

If you cannot meet the above and wish to discuss possible options please feel free to get in touch.

We will be required to carry out certain checks on the Financial Guarantor. These may include a Landlord check, credit file and public records check, confirmation of employment and salary details, accountant reference confirmation if you are self-employed.



Guarantor Agreement

IMPORTANT NOTICE

This Guarantor Agreement creates a binding legal contract. If you do not fully understand the nature of the agreement, then it is recommended that you take independent legal advice before signing.

PLEASE NOTE THIS FORM MUST BE HANDED INTO THE OFFICE A MINIMUM OF 7 DAYS BEFORE THE CONTRACT SIGNING AND ALL FIELDS MUST BE COMPLETED

Thank you for choosing to be the Guarantor. Please find attached the form that is required to be completed. We have also supplied a copy of the proposed Tenancy Agreement for you to read.

Please allow yourself an adequate opportunity to read both documents before signing.

AS GUARANTOR YOU ARE ALSO REQUIRED TO PROVIDE ALONG WITH THIS FORM:

Proof of your address when returning this agreement in the form of a utility bill no older than three months.

A photocopy of one form of photo identification for the Guarantor (acceptable forms are driving licenses and passports)

Please ensure that the **witness to the Guarantor is NOT related to the Guarantor** by either birth or marriage and is not any of the parties listed on the Tenancy Agreement, which this agreement relates to.

Financial Guarantor



THIS AGREEMENT is made BETWEEN the Guarantor and the Landlord.
It applies SPECIFICALLY to the tenant(s) named below.

Property Address (the dwelling known as):

Tenants Name:

Contract Commencement Date:

Landlord(s):

FINANCIAL GUARANTOR INFORMATION (must be the home owner)

Delete as appropriate Mr / Mrs / Miss / Ms

First Name			
Surname			
Home address			
	Postcode		
Email address			
Home tel number			
Mobile tel number			

1. The Landlord agrees to let the Property to the Tenant(s). In consideration of this, the Guarantor agrees to act for the Tenant(s) should he/they fail, for any reason, to meet the financial commitments arising from the Tenancy Agreement entered into in respect of the Property.
2. This Guarantor Agreement refers to the current tenancy being undertaken and any extension or renewal of that tenancy. All references to the Landlord herein shall be deemed to include the Landlord's Agent or any person authorised to act on the Landlord's behalf.
3. The Guarantor undertakes to pay to the Landlord from the date of this Agreement from time to time the Rent within 10 days of receipt of a written demand from the Landlord or his Agent addressed to the Guarantor if the Tenant following demand has not paid the amount being demanded when it was due under the Tenancy agreement.
4. The Guarantor shall pay and make good to the Landlord on demand all reasonable losses and expenses of the Landlord incurred as a result of default by the Tenant in the performance or observance of the Tenant's covenants under the Tenancy Agreement. Any failure of the Landlord in demanding or collecting the Rent when it falls due, and any time to pay which may be given to the Tenant by the Landlord shall not release the Guarantor or in any way affect the liability of the Guarantor under this agreement.
5. Where the Rent, or any portion of it, is paid by housing benefit or other benefit scheme, the Guarantor agrees to pay the Landlord or Agent for the amount of any claims arising from overpayment, which may be made by the local authority in relation to the specified Tenant(s). Such overpayments may occur at any time, either during the tenancy or within six years thereafter.
6. If the tenancy is for a fixed term, then this guarantee applies for the whole of the term and is not revocable during that term.

7. If the tenancy is periodic or has become periodic by agreement or the operation of law, then this guarantee may be terminated by written notice by the Guarantor subject to the Tenant vacating at the earliest legally permissible date required for possession. If the Tenant fails to vacate on this earliest date then the guarantee shall continue until the Tenant vacates.

8. It is agreed that there shall be no right to cancel this Agreement once the tenancy has begun and the Consumer Protection (Distance Selling) Regulations 2000 shall not apply in this case.

9. It is agreed that the landlord may carryout referencing and if required a credit check in order to assess the suitability of the guarantor. This may be carried out by Third party referencing/credit companies.

Please note this must be signed at least 7 days before the contract commencement date

Signed by the guarantor

Date

I hereby confirm that the above information is true and accurate

Signed by the tenant

Signed by the Landlord/Agent

The Agent: 2let2 Ltd,
97 Wyeverne Road, Cathays, Cardiff, CF24 4BG