

REGENCY ESTATES

A MOVE IN THE RIGHT DIRECTION

Guarantor obligations

As a guarantor you will be obliged to conform with the below Agreement.

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.

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.

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).

NOTICE: The tenant will give the landlord one months notice in writing if the tenant intends to give up or surrender the tenancy; not one month prior to the end of the fixed term and if the tenancy becomes statutory periodic (month to month) the notice shall cease at the end of a rental period.

MAINTENANCE: The tenant will ensure that any electrical appliances (e.g. washing machines, cookers etc.) in the property, are used in accordance with the appliance's instructions and must not mis-use them or they will not be repaired/replaced at the Landlord's cost. The tenant will ensure that all locks and other fastenings are used to keep the house secure.

ACCESS FOR MAINTENANCE WORKS: The tenant will accept that Regency Estates reserve the right to make a charge when our contractors/workmen cannot obtain entry on a pre-arranged appointment.

ADMINISTRATION CHARGES: The tenant agrees should there be works required to the property following vacation i.e. cleaning, maintenance, gardening etc. that Regency Estates may make a charge to cover the administration of such.

I have agreed to act as guarantor(s) of this tenancy (and any extension) and be responsible to the landlord for any loss, damage, costs or other expenses (including rent) arising out of the tenants breach of, or failure to comply with the obligations and responsibilities of this agreement.

Signed.....

Printed.....

Dated.....

T : 01204 695919 F : 01204 694600 EMAIL : rent@regencystates.co.uk**Address of Property:****Title: Mr/Mrs/Miss/Dr****Surname:****First Name:****Middle Name/s:****Any Previous Name/s in Full:****Address:****Post Code:****Time spent at this address:****Years****Months****Tel Home:****Work:****Mobile:****Email:****Identification** (Please supply NI, driver's licence or passport number plus photocopy showing your photo)**Date of Birth:****Passport No**

I propose to act as guarantor for: (full name/s of prospective tenant/s)

In respect of the forthcoming lease commitments at: (full address of the rental property)

The rental amount (subject to reviews) of £ _____ per calendar month payable in advance by standing order/debit card

I believe the information provided here to be true and authorise the landlord or agent to:

- **Carry out credit searches and reference checks and to contact employers, referees and credit reference agencies.**
- **Use the information obtained with third parties to assess credit ratings, make insurance decisions for fraud prevention and tracing/debt collection.**
- **Handle all information obtained in strictest confidence and in accordance with the principles of the Data Protection Act 1988.**

I understand that I can request the details of any credit reference agencies used so that I can verify with them the information provided.

I understand that if I default on my guarantor's obligations, this information may be released to authorised debt recovery agencies and could affect any future applications I make for tenancies, credit or insurance.

Completing this form does not commit the prospective guarantor to that role, or the tenant or landlord to a tenancy or the assignment of a tenancy. A shared or single tenancy will not be created until *all* applicants have been qualified and have signed the tenancy agreement.

I can confirm that I have read the above, that I am fully aware of the lease commitments regarding this prospective tenancy and I have raised any concerns with the landlord's agent .

Signature of Guarantor: _____ **Date** _____

Print full name in block capitals _____