

# Premier

## GUARANTOR INFORMATION SHEET AND AGREEMENT

The details given below are for your guidance and information, please take a copy and keep in a safe place for your reference.

On the reverse of this guarantor agreement is an application form, which, together with this document must be completed, signed and returned to us, without amendment within 7 days of receipt. Tenants will not be able to take occupancy until all of this information is received and references completed. References can often take at least 48 hours to obtain so please keep this in mind and return these forms to us as soon as possible. Applications for a guarantor must have a current UK address with a proof of this address supplied.

Please note where more than one tenant is named on the agreement of a property, the individual occupants are jointly and severally responsible under the terms of the tenancy agreement. By definition the guarantor(s) is/are jointly and severally responsible under the terms of the tenancy agreement and guarantor document.

Where more than one tenant requires a guarantor, Premier Letting will never draw up a tenancy agreement for signing until all required guarantors have completed and returned all paperwork. This is for your protection as a guarantor to ensure that no single guarantor is held liable for loss, damage or expenses incurred by the household.

Where more than one tenant requires a guarantor, should a tenancy fall into arrears Premier will have record of which tenant has not paid the full rent due and will pursue that individual and their guarantor in the first instance. However if the arrears situation is not resolved all guarantors and tenants will be contacted making them aware of the situation as ultimately, under a joint and several liability tenancy all tenants have a responsibility to make up any such shortfall.

**DUTY OF A GURANTOR:** To undertake to irrevocably keep the Landlord(s) indemnified and to make good to the Landlord(s) on demand all loss, damage and expenses arising out of the following in connection with the Landlord(s) property:

Any default by the tenant in payment of rent.

Any breach or failure to observe or perform any of the covenants terms and conditions of the tenancy agreement.

Failure on the part of the tenant to give up possession at the end of the tenancy or any continuation or renewal thereof.

Should the tenant vacate the property prior to the end of the agreement period, or any continuation or renewal thereof without giving the proper written notice in accordance with the tenancy agreement, the losses incurred by the Landlord(s) by way of lost rental income until such time as the proper written notice has expired.

### **GUARANTEE:**

Between Premier Letting and Management, their client(s) and (you).....

Of (address).....

..... (Post Code).....

For (property).....

Tenants name.....

I agree to provide a guarantee as detailed above for the total liabilities of the tenant in respect of the property above.

Under the guarantee I understand I will be responsible for making sure the tenant undertakes his or her responsibilities under the agreement. If they do not pay I will pay instead not just any unpaid rent but also any damage caused by the tenant.

**Signed by guarantor..... Print Name..... Date.....**

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## GUARANTOR APPLICATION FORM

(PLEASE USE BLOCK CAPITALS ONLY)

Tenant Guaranteeing										
Guarantor Title	Mr	<input type="checkbox"/>	Mrs	<input type="checkbox"/>	Miss	<input type="checkbox"/>	Ms	<input type="checkbox"/>	Other	<input type="checkbox"/>
Guarantor Forename										
Guarantor Middle name(s)										
Guarantor Surname										
Proof of ID enclosed?	<input type="checkbox"/>				Proof of residency if non EU resident.	<input type="checkbox"/>				

### GUARANTOR NEXT OF KIN

Full name										
Address										
							Post code			
Telephone										
E-mail										

### GUARANTOR CONTACT DETAILS

Mobile telephone number										
E-mail address										

**I HEREBY GIVE PERMISSION FOR A CREDIT SEARCH TO BE UNDERTAKEN, FOR REFERENCES GIVEN TO BE CONTACTED ON MY BEHALF AND THAT I AM HAPPY FOR THEM TO PROVIDE DETAILS ABOUT ME, MY SALARY AND MY CHARACTER.**

**Premier Letting and Landlord Assist will use the information provided to make decisions about your application. Agencies may supply to us, public information and/or fraud prevention information.**

**Information provided to us may be supplied to other organisations and used by them and us to:**

- A) Verify your identity for this application and if you apply for other facilities including all types of insurance applications and claims**
- B) Check all or any of the application details which have been submitted**
- C) Assist organisations to make decisions on tenancy applications by you**

It is your responsibility to arrange adequate contents insurance for this property. Premier take your data protection seriously and will never pass your details onto a third party, unless for reasons of benefit to you. We may occasionally be required to pass on your details, for example for the setting up and closing of utility accounts. Signing this information sheet confirms your agreement for your information to be shared in this manner.

Signed by Guarantor										
Date										