

Guarantors Application

This is a legal document which should be read with care, if you do not understand it fully seek legal advice before signing.

This document must be completed in your own handwriting.

Applicants are reminded that in addition to the reference information requested herein they **must** also provide **photographic proof of identification, proof of address and 3 Months Bank Statement.**

Hume & Co Estates hold the right to charge a guarantor's 'Application Fee'. This fee is to cover the costs of processing this application, all such fees are non-refundable for any reason once payment is received.

All guarantors are advised that if acceptable you 'the guarantor' will be responsible for paying the tenants rent in full or part should the tenant fail to pay the amount agreed in the lease for the period of time set out in the lease or period of time the property is occupied by the tenant - whichever is the greater. You will also be responsible for the costs of any damage done to the property whilst tenanted, and any other matter where the tenant is in breach of their agreement and a financial penalty is incurred.

Housing Benefit Tenant: If applying to stand as a guarantor for a tenant who believes themselves to be entitled to housing benefit you are advised that the submission of a housing benefit claim is **not** proof that the tenant will receive help paying their rent. Should the claim be successful and Housing Benefits agree to pay the claim it is possible that the allowance awarded will not cover the agreed rent and the tenant will have to pay any shortfall. Should they fail to do so, you the guarantor will become responsible. At anytime during the claim Housing Benefits can stop payment they can, should sufficient grounds exist, request all funds paid be refunded. Where the tenant is unable to meet this request you as guarantor will once again become liable.

Tenant

Prospective Tenant(s) Name: _____

Property they are applying for: _____

About You

Title: Mr/Miss/Ms/Mrs/Other(*please Specify*) _____

Surname: _____ Forename: _____

Current Address: _____ Home
_____ Work Tel: _____
_____ Mobile: _____
_____ Fax: _____

Postcode: _____

Years at Address: _____ N.I. No: _____
(Previous addresses section below)

Date of Birth : _____

Current occupancy status: Owner Private Tenant
Living with relatives Council Tenant

Current Marital Status: Married Divorced Single
Separated Widowed

Current Employment: Employed Self Employed Student
On Contract Unemployed Retired
Independent Means

If Employed: Is your current post permanent? **Y / N**
Is your employment to change in the near future **Y / N**

Please give details of any adverse credit history: _____

Previous Addresses

IF LESS THAN 3 YEAR AT CURRENT ADDRERSS

Address: _____

Postcode: _____
How Long: _____



Bank

Bank Name: _____ Account Number: _____
Address: _____ Account Name: _____
_____ Bank Sort Code: _____
_____ Telephone No: _____
Postcode: _____

If self Employed please note we will also require details of your accountant

References

Please give as many references as possible if applicable.

	<i>Landlord / B' Society</i>	<i>Personal Ref:</i>	<i>Next of Kin</i>
Name			
Address			
Postcode			
Tel No.			
.			

	<i>Current Employer</i>	<i>Previous Employer (1)</i>
Name	Position:	
Address	Gross Salary:	
Postcode	Start Date:	
Tel No.		
	Contact Name:	
Dates:		



Guarantors Agreement

This agreement sets out the basis of your undertaking. Please read this very carefully before signing. Should your application be successful and the tenancy proceed we may provide you with another copy of this agreement for your records. If you have any questions about your commitment you should seek legal advice from a solicitor before signing this agreement and submitting this application.

To “The Landlord” of

(Hereinafter called “the Landlord” which expression includes the Landlord’s successors in title and/or assigns)

I/We (Guarantors name)

Of: (Guarantors address)
(Hereinafter called “the Guarantor”)

Request you to enter into the proposed agreement (“The Agreement”) which is expressed to be between yourselves on the one part and
(hereinafter called “the Tenant”) of the other part relating to the letting of
at an initial rent of per calendar month and in consideration of your so doing (I/We) hereby (joint and severally) undertake and agree with you as follows;

“I hereby agree to indemnify you against any default in payment of rent, mesne profits, damages for use and occupation, damages for disrepair, other damages or costs you may incur as a result of the said tenancy, or any further occupation of the property after the expiry of the tenancy whether under a statutory continuation thereof or not.”

Signed
(Signature of Guarantor)

Witnessed by Agent:

Signed:

Print Name:.....

Address:

.....

Date



Declaration All applicants are advised to read the following very carefully before signing:

I/we hereby confirm that the information provided by me/us is to the best of my/our knowledge true and I/we have no objections to the information being verified by whatsoever means is deemed necessary. I/we understand that the results of the findings may be forwarded to an appointed credit referencing agency, to the appointed agent and/or the landlord and may be accessed again should I/we apply for a tenancy agreement in the future. I/we agree that Hume & Co Estates may search the files of a credit reference agency which will keep a record of that search.

I/we also confirm that in the event of my/our defaulting on the rental agreement that any such default may be recorded with the credit reference agency and may affect any future application for credit I/we make. I hereby authorize the above-named bank or building society to respond to status enquiries made in respect of this application. I/we hereby acknowledge that the information provided above will be used to assess an application for tenancy, I /we understand that should a tenancy be granted and information provided is found to be false that will be grounds for the landlord or his agent to terminate the tenancy. I/We agree to the information provided being stored on computer. I/we understand that withdrawal from this application may be seen as a breach of contract and I/we hereby agree to compensate the landlord or agent for any cost incurred as a result of our withdrawal to a maximum of £5000.00

Guarantor Signature: _____

Date: _____

Tenants Signature: _____

Date: _____

