



## The Guarantor Scheme

It has been our experience whilst searching for Private Rental properties that many Landlords ask for a home-owner Guarantor when dealing with applications from people who are in receipt of Housing Benefit or Universal Credit.

Some Landlords who have Landlord insurance are not permitted to let their properties out to People in receipt of Housing Benefit or Universal Credit.

To help people who are searching for homes in the private rental market Shekinah has created a Guarantor Scheme.

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THIS AGREEMENT is made BETWEEN the Guarantor and the Landlord.

Guarantor: Shekinah Mission (Plymouth) Ltd

Guarantor address: Bath St, Plymouth, PL1 3LT.

Landlord(s):

Landlord's Address:

Tenant(s):

Property: The dwelling house known as [insert rented property address]

Proposed Tenancy Commencement Date: [insert commencement date]

Monthly Rent -

Background

The Landlord has granted or agreed to grant the Tenant a Tenancy of the Property and a copy of the Tenancy Agreement is attached to this Guarantor Agreement.

The Guarantor has agreed to underwrite any unpaid rent for the full term of the signed Tenancy agreement.

# Rent Guarantee

The Landlord agrees to let the Property to the Tenant. In consideration of this, the Guarantor agrees to act for the Tenant should he or she fail, for any reason, to meet any unpaid rent commitment arising from the Tenancy Agreement entered into in respect of the Property.

If the Tenancy Term is for a fixed term, this guarantee applies for the whole of the term and is not revocable during that term.

To pay the rent reserved in the Tenancy Agreement up to a maximum of £3000.00

In writing: Three Thousand Pounds

Maximum Term of the Guarantee is 2 x 6 months AST, or if a periodic agreement is entered into then this Guarantee will last for no longer than 12 months, including the initial 6-month AST.

## Payment

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.

## Termination of the Guarantee

1. The surrender of the Tenancy or the surrender of the Tenant's interest in the Tenancy
2. The death of the tenant
3. A guarantor's liability will cease on variation of the agreement, including changes to the rent.

EXECUTED by the parties as a deed on the date stated above.

## Guarantor

Signed by the Guarantor \_\_\_\_\_

Witness Signature \_\_\_\_\_

Name Witness Name \_\_\_\_\_

Address Witness Address \_\_\_\_\_

Landlord Signature \_\_\_\_\_

**Witness**

Witness Signature \_\_\_\_\_

Witness Name \_\_\_\_\_

Witness Address \_\_\_\_\_

## General Notes

- It is essential that a copy of the proposed tenancy agreement is attached to the Guarantor Agreement and that the Guarantor is given adequate opportunity to read both documents before signing.
- If the guarantor is not able to be present, in person, to sign the guarantee it is recommended that the guarantee is signed at least seven days before the tenancy is due to start.