

2018-19 Guarantor Agreement

Please note that the rent must be paid in full for the whole year in advance when making the booking unless the student has a UK guarantor, in which case they can pay their rent via instalments. All students under 18 years old must have a UK guarantor. Students without a UK guarantor can sign up to the housing hand guarantor services.

This agreement dated

Paul Street Limited Partnership (“the landlord”) care of Victoria Hall Management (UK) Limited (company number 07970798), 18 Paul Street, London EC2A 4JH.

(insert full name of Guarantor in CAPITALS)

(“the Guarantor”) of

(address of Guarantor)

Postcode

1. DEFINITIONS

1.1 In this Agreement the following expressions shall have the following meanings:

Tenant

(insert student’s full name in capitals)

Tenancy Agreement means the assured shorthold tenancy agreement

Dated

made between (1) The Landlord and (2) the Tenant

2. GUARANTEE AND INDEMNITY

2.1 The Guarantor guarantees to the Landlord that the Tenant shall pay the rents reserved by the Tenancy Agreement and observe and perform the Tenant’s obligations of the Tenancy Agreement and if the Tenant fails to pay any of those rents and/or fails to observe or perform any of the Tenant’s obligations, the Guarantor shall pay or observe and perform them.

2.2 The Guarantor covenants with the Landlord as a separate and independent primary obligation to indemnify the Landlord against any failure by the Tenant to pay any of the rents reserved by the Tenancy Agreement and any failure to observe or perform any of the Tenant’s obligations under the Tenancy Agreement.

3. GUARANTOR’S LIABILITY

3.1 The liability of the Guarantor under paragraphs 2.1 and 2.2 shall continue until the end of the contractual term as defined in the assured shorthold tenancy or until the Tenant is released from the Tenant’s obligations under the Tenancy Agreement by virtue of the Landlord and Tenant (Covenants) Act 1995, if earlier.

3.2 The liability of the Guarantor shall not be affected by:
(a) any time or indulgence granted by the Landlord to the Tenant; or
(b) any delay or forbearance by the Landlord in enforcing the payment of any of the rents or the observance or performance of any of the Tenant’s obligations under the Tenancy Agreement or in making any demand in respect of any of them;
or
(c) any refusal by the Landlord to accept any rent or other payment due under the Tenancy Agreement where the Landlord believes

that the acceptance of such rent or payment may prejudice its ability to re-enter the premises let to the Tenant; or
(d) the Landlord exercising any right or remedy against the Tenant for any failure to pay the rents reserved by the Tenancy Agreement or to observe or perform the Tenant’s obligations under the Tenancy Agreement

3.3 If the Guarantor is more than one person, the liability of each of the persons making up the Guarantor is joint and several.

3.4 Any sum payable by the Guarantor shall be paid without any deduction, set-off or counter-claim against the Landlord or the Tenant.

3.5 By signing this Agreement, the Guarantor hereby confirms that he/she is:

- (a) resident in the United Kingdom; and
- (b) in paid full-time employment; or
- (c) retired and in receipt of a private pension

4. NOTICES

Any notices to be served on the Guarantor during or after the currency of this Agreement shall be valid if posted or delivered to the home address of the Guarantor as stated at the top of the first page of this Agreement (or any replacement address subsequently notified in writing to the Landlord by the Guarantor). Any notices to be served on the Landlord during or after the currency of this Agreement shall be valid if posted or delivered to the address of the Landlord as stated at the top of the first page of this Agreement (or any replacement address subsequently notified in writing by the Landlord to the Guarantor). In either case service shall be deemed to have been effected on the day of delivery or (in the case of posting) 2 working days after the date of posting.

**housing
hand**

THE HOUSING HAND GUARANTOR
SCHEME FOR UK OR INTERNATIONAL
STUDENTS PAYING MONTHLY

If you wish to pay Monthly you MUST use Housing Hand as your Guarantor. Contact them on +44(0)207 205 2625

Under Guarantors Name simply state Housing Hand
No other parts of the Guarantor Form are then required.

CERT NO

Please note that the guarantor must sign this agreement below in the presence of an independent adult witness (not a member of the guarantor's family nor someone residing under the same address). If anyone other than the guarantor signs this agreement, or forges the guarantor's signature, this is a criminal offence and will be reported to the police.

To Be Completed By The Guarantor:

Name	
Signature	

To Be Completed By The Independent Witness:

In the presence of	
Signature	
Current address	
	Postcode

To Be Completed By

Signature	Hall Manager
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Guarantor Information

Name				
Current address				
	Postcode			
Telephone		Mobile		
Time at address	YY/MM	Relationship to student		

Proof Of Residence

You must have at least two true and accurate copies of the following: (please tick)

Utility bill		Bank statement		Driving licence		Passport	
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Dated within the last three months

(These copy documents and the originals of those referred to in A, B and C opposite will not be returned)

Now please complete which ever of the following boxes applies to you: either A, B or C below:

Guarantor Information

(By providing these details you consent to us contacting your employer for verification of your employment)

A. If you are employed full time:

Employer name				
Employer current address				
				Postcode
Telephone		Mobile		
HR/Personnel contact name				

Proof of Employment

What proof of employment are you sending? (you must select at least 1):

Payslip		Letter from employer	
(dated within the last three months)		(on employer headed notepaper confirming you have full-time work)	

B. If you are self employed:

Business/Trading name				
Address				
				Postcode
Telephone		Mobile		
Email address				

What proof of employment are you sending? (you must select at least 1):

End of year accounts		Letter from accountant	
(for the latest year end)		(confirming you are self employed and the accountant does not know of any reason whereby you would not be able to pay the Rent under the Tenancy Agreement if necessary)	

C: If you are retired:

What proof of private pension income are you sending?

Bank statement		Letter from pension fund	
(with monthly pension income highlighted)		(confirming you receive a private pension)	