



Open 7 Days A Week



GUARANTOR INFORMATION

Under our contract with Landlords we will take up references before setting up the tenancy. This will be carried out by a reputable tenant referencing company.

In order that the application can proceed in a minimum amount of time it is important to complete the form fully and accurately. Please ensure that you answer fully and print your answers in black ink. Please pay particular attention to the following points:

- | | |
|------------------|---|
| Current property | Full address and post code with 3 years' history. Continue on blank sheet if necessary. |
| Bank details | Bank name, address, your account name, number and sort code are all required. |
| Employer | Full name, address and post code of employer (or accountant if self-employed) with a contact name, telephone numbers and email address. |
| Landlord | If you currently pay rent directly to the landlord please provide all contact details including email and telephone numbers. If you pay rent to a letting agent please provide all their contact details. |

Teignmouth Office
12 The Triangle, Teignmouth
Devon TQ14 8AT

Shaldon Office
The Old Library
50a Fore Street, Shaldon
Devon TQ14 0EA

property@dartandpartners.com
lettings@dartandpartners.com

PROOF OF IDENTITY AND PROOF OF ADDRESS

- PROOF OF IDENTITY** Money Laundering regulations require us to obtain **proof of identity for any guarantor**. Therefore we require a valid passport or driving licence. This must be the original document or certified by the Post Office or a solicitor. Please speak to us asap if these documents are not available.
- PROOF OF ADDRESS** Also, please provide **proof of current address** (must be dated within the last 3 months): Utility bill (electric, gas, water); or bank statement (online statements only acceptable if show name and address); or council tax bill showing current address. We do not need to see the original so emailed copies are acceptable. Telephone bills are not acceptable.

Total **required annual income** for the Guarantor for this tenancy is calculated from the monthly rent x 36. This figure should be exceeded by annual earnings, savings or a combination of both. (Earnings can include pensions and benefits but not Local Housing Allowance or Housing Benefit. Equity in property cannot be used.) Guarantors must be resident in the UK and have a good credit rating

If self-employed, your most recent self-assessment tax forms or contact details for an accountant must be supplied. If retired, we require proof of pensions, savings or benefits.



www.dartandpartners.com

Further to your agreement to act as guarantor for the tenant(s) you will be required to sign the Tenancy Agreement prior to the tenancy start date, which will include the following clauses:

8 Guarantor

- 8.1** In consideration for the Landlord granting the Tenant a tenancy of the Property, the Guarantor agrees to pay the Landlord and the Landlord's Agent for any reasonable losses suffered as a result of the Tenant failing to fulfil any of his obligations under this agreement or failing to pay Rent or other monies lawfully due.
- 8.2** The Guarantor agrees to pay, on demand and in full, any overdue Rent or other monies lawfully due under this agreement for the full Term and until vacant possession is given to the Landlord.
- 8.3** The Guarantor agrees to make payments lawfully due under clause 8.1 or 8.2 even after the Tenant has returned possession of the Property to the Landlord.

BENEFITS

Tenants in receipt of benefits and their guarantors must be aware that they are signing a legally binding agreement to pay the whole rent, in advance, each calendar month, on the rent day, regardless of the payment dates and amounts of benefits payments.

I confirm that I have read and understood this Guarantor Information and understand my liabilities.

SIGNATURE OF GUARANTOR

Date: ____ / ____ 20____