

## **Guarantor FAQ's**

### **I am a Guarantor for a student, am I liable for any one else's rent arrears ?**

*The tenancy agreement is a joint tenancy which means all tenants are jointly liable for **ALL** the rent. As students have low income Landlords require a guarantor and for fairness we insist on a guarantor for each and every tenant. The responsibility is therefore shared equally. If one house mate leaves that tenant (and guarantor) is still responsible for the rent until they find an acceptable replacement. If one tenant falls into arrears, the other tenants are still liable to pay the full rent and re-claim the arrears from that tenant (and guarantor). In practice the share of rent is always very clear and with a Guarantor for every tenant Landlords need only pursue the tenant and Guarantor with the arrears.*

### **I only want to Guarantee my son or daughters share of the rent, can the agreement be amended ?**

*No unfortunately not, the Tenancy for the property is a Joint Tenancy so all tenants are jointly liable for the whole rent for the whole property. It is not possible to have different agreements for each tenant or room. Under housing regulations this would create a Bedsit HMO arrangement which would not be allowed for this property.*

### **I am a Guarantor for a student, can I pay rent in advance instead of signing the Guarantor Agreement ?**

*Yes paying your son or daughters share of the rent in advance would avoid the need for a Guarantor Agreement and would be acceptable to the Landlord and other Guarantors.*

### **Is there any other way that a Guarantor can protect themselves ?**

*Yes you can take out an insurance product for peace of mind to protect you from another house mate's arrears. Here is one such product*

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