



Dear Parent/Guardian

I understand you are willing to stand as guarantor for a student tenancy agreement at one of our student properties.

As a guarantor you are only signing for the named persons individual room tenancy and for their use of the communal area. This means each individual tenant in any shared house has their own guarantor.

We are a family business specialising in student accommodation in Plymouth. We pride ourselves in providing stylish, cosy, modern houses in which students can feel at home. We are often over subscribed and have a waiting list for our properties! We have our own maintenance team so repairs can be dealt with quickly and efficiently. Students also have direct contact with us their landlords 24/7 so no computerised repair reporting systems often used by letting agencies.

We comply with all safety regulations including gas safety certificates, electrical safety certificates, PAT tests and fire alarm inspections. All our properties have been inspected by the local authority and have the relevant and correct HMO licences in place. We have 20 years' experience in residential lettings and 7 years' experience in shared student and professional houses.

Guarantor form guidance

Many thanks for agreeing to be a guarantor. Please be aware the tenant is responsible for paying their own rent. This is required termly on three occasions throughout the academic year. Most students pay this rent using student loans or maintenance payments. These dates also fall inline with student loan due dates. As a guarantor we will only contact you for payment should the tenant fail to pay their rental payments or for any other monies outstanding. Other monies can include costs for damage caused. As a guarantor your guarantor liability will end at the end of the tenancy unless the tenant chooses to stay at the property for any additional years or transfer to another of our properties. We will email you to confirm if any additional years have been booked at one of our properties.

I enclose a guarantor form in this email. Guarantors are required to reside in the U.K., be home owners and earn over £15,000 per year. Usually tenants opt for parents to be their guarantors although guarantors can also be siblings over 18 who meet the above criteria, grandparents, and extended family members. Please don't hesitate at all to get in touch before returning the form to us if you have any questions or feel you don't meet the above requirements, or your circumstances have changed. You are required to stand as a guarantor for the full duration of the tenancy unless another suitable guarantor can be found. Please find attached a copy of the guarantor form.



What do we need from you?

A completed copy of the guarantor form attached below and your I.D documents

- ✓ The form must be signed by the guarantor and signed by a witness who is not a family member and does not live in the same address as the guarantor. The witness can be a friend, work colleague or neighbour.
- ✓ For security purposes we require one proof of I.D for the guarantor
- ✓ For security purposes we require one proof of the guarantors address.

Please read the below carefully.

Proof of address-

- A Utility Bill dated within the last 3 months, in the guarantors name which shows the guarantors address
- OR
- A council Tax Bill dated within the last 3 months, in the guarantors name which also shows the guarantors address

AND

Proof of I.D-

- A copy of the Guarantors photo ID driving licence
- A copy of the Guarantors passport

(As per our privacy policy. Guarantor I.D documents will only be held on file for the duration of the tenancy and until the remaining balance is paid in full and any cost of damage caused by the tenant)

How do I return my signed form and I.D document?

Please print out a copy of the guarantor form below, completing the relevant boxes and provide copies of two I.D documents.

We are happy for documents and completed forms to be scanned and emailed back to us or posted via Royal Mail.

Our email address is hello@cactuslets.co.uk



Our postal address is

Victoria and Adrian WALDRON

The Red House

23 Furzehatt Road

Plymstock

Plymouth

Devon

PL9 8QX

To have a peak at our carefully selected homely houses just minutes away from the University, see photos and read our 5 star reviews please visit our website below

www.cactuslets.co.uk

We also have a beautiful waterside holiday apartment which is regularly booked by parents visiting our student tenants. The apartment is a brand new conversion with lovely views over the water and includes two bedrooms, a brand new kitchen and open plan lounge area. The property sleeps four people and is located in a peaceful coastal area approximately 8 mins drive to the city. Parking is included free and prices start at £90 per night for the whole apartment. This can be booked on Airbnb found at the following link. We hope you will like it and feel its much more cosy than a chain hotel.

Click here for the Holiday let photos and how to book

<https://arnb.me/QA4CZQRtP>

If you need any further information please get in touch

Yours sincerely

Victoria and Adrian Waldron

07890387210



Guarantor Form

To be completed by the guarantor and returned by scanned email or printed via post with I.D documents. With thanks

This Guarantee is made as a DEED on the

Date:-

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BETWEEN

Name of guarantor:-

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Address of the guarantor:-

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Email of guarantor:-

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Telephone number of guarantor:-

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AND

Landlords :-Victoria and Adrian Waldron

The address of the Landlords is in the tenancy agreement



Tenant name and DOB:-

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Booked property address:-

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Signed and dated by Guarantee:-

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Witness name address and occupation, signature and dated:-

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In this DEED, the following terms shall have the following meanings

Definitions -The tenancy agreement means. A tenancy agreement of the property which is made between the landlords and the tenant.

Obligation- The tenants obligation to pay rent and all other monies under the tenancy agreement and observe the covenants and conditions in it.

Guarantee- The guarantor covenants with the landlords that the tenant will pay all rent made payable by and perform and observe all covenants, conditions and obligations contained in the tenancy agreement to be performed and observed by the tenant and will compensate the landlords in full on demand made within 7 days for all liabilities incurred by the tenant in respect of the obligations and for all losses, damages, costs and expenses thereby arising or incurred by the landlord.



Waiver-The landlord may not release or compromise the tenant's liability under the obligations or grant to either the tenant or the guarantor time or other indulgence without affecting the guarantor liability under this guarantee.

Guarantee continues into periodic tenancy

For the avoidance of doubt, the guarantor obligations under this guarantee continue during any periodic tenancy (including statutory periodic tenancy), and includes any rent increases and includes any re-grant of a tenancy at the same property or other addresses belonging to the landlords.

The guarantor may not revoke this guarantee (whether fixed term or during any periodic tenancy) by notice or otherwise, unless a new suitable guarantee is provided to take effect from the time the guarantee is revoked.

