

Guide to becoming a Guarantor

If someone wants to rent a Fresh home, but is unable to pass credit and reference checks, they can nominate a Guarantor. By becoming a Guarantor you agree to pay the person's rent, and any other charges they incur, should they not provide payment themselves.



I've agreed to be a Guarantor. What happens next?

We use Veri-check to carry out reference checks on all our Guarantors. In order to pass referencing there are certain criteria that you need to meet. If you answer 'no' to any of the following, unfortunately, we won't be able to accept you as a Guarantor and will not be able to progress the application.

- Are you a UK homeowner?
- Do have a UK bank account?
- Do you earn a minimum of 3 x the annual cost of the property the person wants to rent?
- Do you agree to have reference checks carried out on you?
- Are you prepared to sign a Deed of Guarantee?

Additional sanction checks may be applicable for Guarantors at selected Fresh properties. We'll let you know if these are required.

If you're happy to progress we will ask Veri-check to contact you directly. To ensure the applicant secures their preferred apartment please aim to have the reference checks completed within 3 days.



I've passed referencing. What happens next?

It's now time to sign the Deed of Guarantee. This is a legal document that you need to sign in 'wet ink'. We can't confirm the applicant's Tenancy Agreement until you sign the Deed of Guarantee. Please aim to return the signed document to us within 5 days of receipt.

Who can witness my signature?

You'll need someone to witness your signature in the Deed of Guarantee. Your witness needs to be independent.

Your witness can't:

- be someone with a link to the property such as the landlord, the tenant, or a joint tenant.
- be under the age of 18.
- be your spouse, partner, employee, co-director, or someone else you live with.
- have any personal, financial, or other interest in the provision of the Deed.

The ideal person to witness your signature in the Deed of Guarantee is a family friend or neighbour.

Please speak to our Residents' Team if you have any questions about how the process works or if you'll pass the referencing checks based on your current financial or living situation.