

THE PROFESSIONAL GUARANTOR PRODUCT FOR TENANTS

When you agree for a tenancy to go ahead at your property, we use a third party company called [The Lettings Hub](#) to reference you before move in. One of the checks that is conducted is an affordability check. If a tenant doesn't meet the affordability criteria, they have the option to provide a guarantor.

A guarantor is someone who agrees to pay the tenant's rent if the tenant fails to do so.

There are two types of guarantor

Personal Guarantor

This is where a tenant asks a third party, such as a parent, close relative or friend to act as their guarantor. They have to be over the age of 18, live in the UK, pass reference checks and have an annual income which is equal to or more than 2.5 times the annual rent.

Professional Guarantor

This is where a tenant opts for a product from a third party company which then acts as their guarantor. It removes the pressure of finding and asking a friend or family member to take on personal liability. With the introduction of a ban on advance rental payments as part of the Renters' Rights Act, the Professional Guarantor product is a good alternative to pass referencing if you don't have a friend or relative who can act as a personal guarantor.

What you need to know about the Professional Guarantor product

We have partnered with The Lettings Hub (TLH), the same company that will reference you to offer a Professional Guarantor product if you need it. You pay for the service, sign a guarantor agreement and they will sign the tenancy agreement, acting as your guarantor. This provides the landlord with the protection they need to proceed with your tenancy.

The cost is calculated at 3 weeks rent + VAT. You can use the quote function on [The Lettings Hub website](#) to input your weekly or monthly rent to calculate the total cost. There's a discount from year two onwards too. The product must be renewed annually for up to three years. **You can request to be re-referenced at no cost at 12 and 24 months.** If you pass referencing without the need for a guarantor at this stage, you won't be required to renew the Professional Guarantor product. You can also alternatively add a UK based personal guarantor (who has passed reference checks) at this point too.