

Rent Warranty Explained

A Rent Warranty is a certificate stating that you or your guarantor have been checked and they do not believe that you would be a credit risk.

If you wish to pay by instalments, either monthly or termly we will need to obtain one of these before your tenancy starts.

Most students require a Guarantor (postgrads who receive a stipend, may not).

Your guarantor must:

- Have a clean credit history (declaring any satisfied CCJ's)
- Be a UK resident of 12 months
- Have earning or savings of 3 x the annual rent charge

To obtain a warranty, you need to complete the Student and Guarantor forms which will be sent to you on an email as a link to the documents contained in the Information for Students section of our website.

Print, complete and scan the forms back to shelly@duncan-smithgroup.com together with ID's for you and your guarantor.

Your ID should ideally be a passport photo, this will satisfy the Right to Reside legislation as well as the forms requirements, however your guarantor's ID can be a passport or driving license, phone photos are fine, however please ensure the photo, number and signature is clear.

Your Tenancy Agreement will be posted to your guarantor with a stamped return envelope.

The credit check does not leave a footprint.

If you have any questions about the rent warranty, please ask.

