UNIVERSITY OF ABERDEEN

RENT GUARANTOR SCHEME

INFORMATION SHEET

**What is the University of Aberdeen Rental Guarantor Scheme?**

The University of Aberdeen Rental Guarantor Scheme has been established to enable students to secure privately rented accommodation by providing at UK based guarantor (this does not include private purpose built student accommodation, the scheme is for single students only and does not include family accommodation). A guarantor agrees to guarantee the payment of your rent to a landlord/agent in the event that you cannot. Many landlords require a UK-based guarantor so international students who do not have access to a UK-based guarantor may find that this is a suitable option.

If relevant eligibility criteria are met, University of Aberdeen may act as a UK-based rent guarantor for your rent, up to a total of £550 per month for up to 12 calendar months. There is a limited amount of applications that the University accepts for each session.

Students should note the new tenancy laws in Scotland which came into effect on 1 December 2017. These new laws mean that tenants of privately rented accommodation should not be asked to sign up for a time-limited lease, that your rent can only increase once every twelve months and that you must notify the landlord 28 days in advance if you wish to end your tenancy.

In addition, living in University owned accommodation does not require a guarantor. For further information on University-owned accommodation options, visit: <https://www.abdn.ac.uk/accommodation/>.

**Who can apply?**

To be eligible for the Rent Guarantor scheme, students must:

1. not currently be in debt (either academic or non-academic) to the University;
2. must be in satisfactory academic standing with the University;
3. be enrolled on a full-time programme (undergraduate or postgraduate taught) for the duration of the guarantor agreement (and not in a writing-up period or research);
4. must be able to demonstrate ability to pay their rent, either by:
	1. being in receipt of a SAAS loan or equivalent; and/or
	2. holding a valid Tier 4 visa for the period in question; and/or
	3. being able to demonstrate sufficient incoming funds to cover the rent for the duration of the letting period to the satisfaction of the University.

In addition, students will be asked to provide a reference from their previous landlord.

The property leased must be rented from a landlord who is a member of the Landlord Registration Scheme and holds an HMO licence where appropriate. This scheme can be used to guarantee a student’s portion of the rent in a “joint and several” tenancy agreement.

Successful applicants will be asked to pay a **£60** non-refundable administration fee.

**What does the guarantee cover?**

The guarantee will cover rent only, and the University will limit the amount it will agree to guarantee to £550 per month. For the purposes of clarity, the University shall not under any circumstances be liable for payment for:

1. Default interest for non-payment;
2. Any other or subsequent loss or damage;
3. Loss of profit or opportunity;
4. Legal costs;
5. Costs of damage to the property;
6. Costs associated with possession/eviction proceedings;
7. Unpaid utility bills, including any formal agreements linked to the property, including but not limited to, broadband, subscription TV.

**How does the scheme work?**

Under this scheme, you will pay rent directly to the landlord or your agent/landlord in the normal way.

In the event that you are unable to pay your rent, or wish to terminate the lease before the end of the guarantor period, you must inform the Accommodation Office and seek advice from either AUSA Advice Centre or the Student Advice and Support Office.

In the event of any dispute between a student and their landlord, including withholding rent, the student should inform the Accommodation Office and seek advice from the Student Advice Centre or AUSA Advice and Support Office.

For students covered by this scheme, we would advise you to pay your rent directly to the landlord or letting agent, rather than through another flatmate. This will provide a clear record of your monthly rent payments and will ensure that the rent that you pay reaches your landlord without any delays.

**How do I apply?**

To apply for the scheme, you need to download and complete the Application Form. Once you have collected the information specified on the form, you can either email the form or visit the Accommodation Office at the Hillhead Student Village to submit your application. We will endeavour to contact you within two working days to let you know if your application has been successful.

Once you have been accepted onto the scheme, we will email you a letter and a form to take to your landlord/agent for signing. You will need two copies of the form. You should give one copy of the form to the landlord/agent and return the second copy of the form signed by the landlord/agent to the Accommodation Office which can be emailed to studentaccomm@abdn.ac.uk along with a copy of your formal lease and the £60 administration fee. Please note that the signed application form has terms and conditions that create legal obligations. It is important that you read the terms and conditions prior to signing.

**How do I repay any rent to the University?**

If the University is required to pay rent on your behalf, the University will invoice you and the debt will be added to your University account.

**Appeals Process**

If your application to be considered under this scheme is rejected and you disagree with this decision, you will be entitled to appeal in writing via the Student Accommodation Office (email studentaccomm@abdn.ac.uk) Students will be required to clearly indicate how they believe an incorrect decision has been made. You will be informed of the outcome of your appeal within seven working days.

**Further information**

For further information, contact:

* the Accommodation Office, by email at studentaccomm@abdn.ac.uk; or
* AUSA’s Advice, Room 010, Student’s Union Building or email ausaadvice@abdn.ac.uk