Rent Guarantee Scheme

Information for Students

The purpose of this scheme is to enable continuing students of the University of York to rent shared private sector accommodation that may not otherwise be available, because a U.K. based rent guarantor is required. The scheme is primarily for international and EU students but we will consider applications from UK students in exceptional circumstances, where there are no alternative UK guarantors available and the student has explored other options, including considering properties that do not require a guarantor. The scheme is only open to single continuing students who wish to rent shared accommodation.

The University charges an annual administration fee for the scheme, set at £50 for the next year 2016/17, and this is payable by the student if they are accepted on the scheme.

We are prepared in principle to act as rent guarantor for rent payable under an Assured Shorthold Tenancy for the above students who do not have a UK guarantor, provided that they have no debt to the University and the University regards them as having satisfactory academic standing, sufficient financial backing to maintain rent payments and a satisfactory accommodation reference. The guarantee will cover rent only up to a maximum of £80 per week and the University reserves the right to limit the amount it will agree to guarantee.

If you are such a student, you will pay rent direct to the landlord or his/her agent in the normal way. During the year, if you do require the University to pay the rent, you must promptly notify Student Financial Support Unit in writing stating reasons for the non-payment in order that arrangements can be made to pay the rent on your behalf. Landlords must also notify Student Financial Support Unit in writing if the rent is two months in arrears.

The University would expect the landlord to have first approached you to demand the rent before asking for payment from the University. We would also expect that you would promptly approach the University to ask for advice and support if you are struggling to pay your rent.

If the University is required to pay rent on your behalf, this amount will be added to your University account and should be paid within four months.

You must also inform Student Financial Support Unit in writing if you leave the accommodation. Please note that unless the landlord has agreed to you leaving and a suitable replacement tenant is found, who takes over and meets your liability, you are likely to be liable for the rent for the full tenancy period. If the University is required to settle this on your behalf, the full amount will be added to your University account.

Once you have found your accommodation, you will be required to bring a copy of your tenancy agreement to Student Financial Support Unit before signing it. This will allow us to draw up a rent guarantee agreement to be signed by the landlord, the University and yourself, in the light of the rent stated in the tenancy agreement, and arrange for you to sign an agreement with us confirming your responsibility for rent owed and paid by us on your behalf.

If you wish to apply for the scheme, please submit the application form along with the last 2 months bank statements and proof of your income for the next academic year. If you currently live in private accommodation, you should also submit an accommodation reference from your landlord.

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1 Please note that, in the case of joint and several tenancies, we will only guarantee a pre-agreed amount. This will usually be the individually named student’s ‘share’ of the rent up to a maximum of £80 per week.

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