GETTING STARTED

Padder Guarantor and Padder Deposit

When to offer it

An applicant falls short of your screening criteria. Invite them to reapply with Padder Guarantor. Padder Deposit is added on the same application, where accepted.

Who applies: everyone named on the rental agreement. On separate rental agreements, only the roommate who needs a guarantor.

Already collected one? Release the hold, refund it if processed, or apply it to another month's rent. Keep a record. The insurer may ask for proof the deposit wasn't held.

Send renters to resources.padder.com/renters
Explore: What to say to renters

Four rules

1. **Don't sign** the rental agreement until it matches the Padder policy.
2. **Send us the signed rental agreement** before the start date.
3. **Record** which renters have a Padder policy.
4. **Don't collect** the deposit(s) Padder Deposit replaces.

Learn: Why these matter

Your steps

1

Confirm the details

Reply “confirmed” to our email, or correct anything wrong.

Details →

2

Padder reviews

Nothing to do. We email you and the applicant the outcome.

Details →

3

Sign the rental agreement

Only once names, rent, start date, unit and address match the Padder policy.

Details →

4

Send the signed rental agreement

Email it to underwriting@padder.com before the start date.

Details →

If rent is missed

Make sure whoever handles unpaid rent at your company knows the renter has a Padder policy. The Claims Centre has every step, deadline and form they'll need. First deadline: Notice of Tenant Default within **45 days** of the first missed payment.

More for your team

Talk tracks, renter answers and FAQs:
resources.padder.com/leasing-teams

Need help? Policies and applications underwriting@padder.com · Claims claims@padder.com · +1 (289) 536-7111, Monday to Friday, 9am to 5pm ET

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Scan for the Resource Centre