
Frequently Asked Questions

When will I receive my cash/paycheck/ payment for the Lease Guaranty?

The Lease Guaranty program doesn't provide cash or money in any form. The benefit of this program is that a landlord collects no advance payment from a trainee of any kind and accepts the Lease Guaranty document and its terms and conditions instead.

If a **Resident/Clinical Fellow/Clinical Research Fellow is based in Brigham and Women's Hospital, McLean Hospital, Massachusetts Eye and Ear, Spaulding Rehabilitation Hospital, Newton Wellesley Hospital, North Shore Medical or MGH, can they participate in the program?** Yes, providing the participant is enrolled in the GME program.

If a **Research Fellow is based in Brigham and Women's Hospital, McLean Hospital, Massachusetts Eye and Ear, Spaulding Rehabilitation Hospital, Newton-Wellesley Hospital, North Shore Medical, can they participate in the program?**

No. Research Fellows can only participate in the program if they are based in MGH.

I am a non-employee Research Fellow at Mass General. Am I eligible?

Yes.

I am a full-time/part-time Research Fellow at Mass General. Am I eligible?

Yes.

Will the program pay the broker fees?

The Lease Guaranty Program does not cover the broker fees. In some instances (for example, offseason), the broker fee or a part of it may be covered by your landlord. There is no agreement your landlord will chose to offer to share the cost. Please make sure you negotiate or inquire about the broker fees prior to choosing an apartment.

✚ What if I share the lease? Do I need to sign 2 sets of documents?

No. If two or more tenants are eligible for the program, the program requires only one name of a responsible Resident/Fellow on the document. The Lease Guaranty cap is calculated per apartment: therefore, the cap will be \$7,000 even if two eligible participants share the apartment.

✚ How all disputes are resolved?

Usually disputes, if any, are resolved between the tenant and the landlord. If the dispute cannot be resolved, please contact Professional Staff Benefits Office.

✚ What if I need to change the dates of the lease, address, or the amount of rent on the form?

A landlord and tenant must notify all the parties of any changes including the lease start and end dates and the monthly rent. The modified documents must be emailed to the leaseguaranty@partners.org inbox. If Professional Staff Benefits isn't notified, the new lease is no longer valid.

You must resubmit paperwork for each lease, i.e. Indemnity, Guaranty and Procedure form.

✚ How do I complete the form?

- The "Premises" field must include the full address including the number of the apartment, zip code and city/town.
- The lease dates cannot exceed a year: Example:
 - *The lease starts on 03/19/2023 and ends on 03/19/2024; or*
 - *The lease starts on 03/19/2023 and will end any time before 03/18/2024.*
- The Guaranty form must be signed by your landlord. By signing the Guaranty form the landlord accepts Lease Guaranty terms and condition.

Signature Example:



✚ Whom can I contact with my additional questions?

Professional Staff Benefits Office

E-mail: leaseguaranty@partners.org

Tel.: 617-643-3071

Fax: 617-726-2252

M-F 8 a.m. till 4:30 p.m.

NOTES

- ❖ **Direct link for the Lease Guaranty Massachusetts General Hospital Research Fellows (via Intranet only):** <https://mghresearch.partners.org/lease-guaranty-program/>
- ❖ **Direct Link for Lease Guaranty GME Residents, Clinical Fellows and Clinical Research Fellows:** <https://www.partners.org/Graduate-Medical-Education/Residents-ClinicalFellows/Salary-Benefits/Partners-Lease-Guaranty/Default.aspx>