



Lease Guaranty Program Frequently Asked Questions

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

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

If a Resident/Clinical Fellow/Clinical Research Fellow is based at Brigham and Women's Hospital, Mass General Hospital, Mass Eye and Ear, McLean Hospital, Spaulding Rehabilitation, Newton-Wellesley Hospital, or Salem Hospital, can they participate in the program?

Yes, providing the participant is enrolled in the Graduate Medical Education (GME) program.

If a Research Fellow is based at Brigham and Women's Hospital, Mass Eye and Ear, McLean Hospital, Spaulding Rehabilitation, Newton-Wellesley Hospital, or Salem Hospital, can they participate in the program?

No. Research Fellows can only participate in the program if they are based at Mass General Hospital.

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

Yes.

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

Yes.

Will the Lease Guaranty Program pay the broker fees?

The Lease Guaranty program does not cover the broker fees (if any). In some instances (for example, offseason), the broker fees may be fully or partially covered by your landlord. There is no guaranty your landlord will choose to offer to share the cost of the broker fees. 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 two sets of documents?

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

How are disputes between landlord and tenant handled?

Any disputes that arise are usually resolved between the tenant and the landlord. If the dispute cannot be resolved, the Professional Staff Benefits Office should be contacted.


What if I need to change the dates of the lease, address, or the amount of rent shown on the Lease Guaranty and Lease Guaranty Procedure forms?

- The landlord and tenant must notify the Professional Staff Benefits Office at leaseguaranty@mgb.org regarding any changes, including the lease start and end dates and the monthly rent.
- The modified documents must be emailed to leaseguaranty@mgb.org.
- Please note that the modified Lease Guaranty will not be valid until received and acknowledged by leaseguaranty@mgb.org.

You must submit updated paperwork for each lease, i.e. Indemnity Authorization, Lease Guaranty and Lease Guaranty Procedure form.

How do I complete the Lease Guaranty?

- The “Premises” field must include the full address including the number of the apartment, zip code and city/town.
- The lease dates cannot exceed 1 year. Examples:
 - *The lease starts on 03/19/2025 and ends on 03/19/2026; or*
 - *The lease starts on 03/19/2025 and will end any time before 03/18/2026.*
- The Lease Guaranty must be signed by your landlord. By signing the Lease Guaranty, the landlord accepts Lease Guaranty terms and conditions. Electronic signatures are acceptable.

Signature Example: 

Whom can I contact with any additional questions?

Professional Staff Benefits Office

E-mail: leaseguaranty@mgb.org

Tel.: 617-643-3071

Fax: 617-726-2252

Office hours: 8:00 a.m. to 4:30 p.m., Monday through Friday

Direct link for the Lease Guaranty for Massachusetts General Hospital Research Fellows (via Intranet only): [Lease Guaranty Program – Mass General Research Institute Intranet](#)

Direct Link for the Lease Guaranty for GME Residents, Clinical Fellows and Clinical Research Fellows: [Graduate Medical Education Resources: HR Information | Mass General Brigham](#)