

DEED OF GUARANTEE

BETWEEN

(1) Name of Guarantor :

(2) Name of Landlord :

RECITAL

The Landlord has granted a tenancy of

to the tenant,

dated

WITNESS

- (1) The Guarantor hereby acknowledges receipt of one penny being consideration for the granting of this guarantee and hereby covenants with and to the Landlord that:
 - (a) If the Tenant shall make any default at any time during the term of the tenancy Agreement and any extension of that term, whether evidence in writing or not, in payment of the rent or in observing or performing any of the covenants or restrictions contained in the Tenancy Agreement, the Guarantor will pay the rent and observe and perform the covenants.
 - (b) The Guarantor will at all times hereafter pay and make good to the Landlord on demand all losses, costs, damages and expenses occasioned to the Landlord by the non-payment of the said rent or any part thereof or the breach and non-performance of any of the said covenants and conditions on the part of the tenant.
- (2) That any variation of the Tenancy Agreement or any Licence granted thereunder or any neglect or forbearance on the part of the Landlord in enforcing or giving time to the Tenant for payment of the said rents or any part thereof, of the observance or performance of any of the said covenants and conditions shall not in any way release the guarantor, in respect of his liability under the covenants on his part herein contained.
- (3) The Guarantor confirms that he/she is a homeowner.
- (4) References in this Guarantee to the Guarantor shall include the Guarantor named in this Guarantee and his successors and assignees and his executors or administrators.
- (5) This Guarantee is irrevocable until such time as the tenancy is terminated in accordance with the contract.
- (6) The right of cancellation provided by The Consumer Protection (Distance Selling) Regulations 2000 is specifically excluded after the commencement of the tenancy.
- (7) References to the singular shall include the plural and the masculine shall include the feminine.

IMPORTANT NOTICE

This guarantee agreement creates a binding legal contract. If you do not fully understand the nature of the agreement, then it is recommended that you take independent legal advice before signing.

In WITNESS whereof the Guarantor has executed this Deed

Dated this _____ **day of** _____ **20** _____

SIGNATURE OF GUARANTOR (1)

NAME (BLOCK CAPITALS)

ADDRESS:

TEL NO:

OCCUPATION:

SIGNATURE OF GUARANTOR (2)

NAME (BLOCK CAPITALS)

ADDRESS:

TEL NO:

OCCUPATION:

SIGNATURE OF WITNESS

NAME (BLOCK CAPITALS)

ADDRESS:

TEL NO:

OCCUPATION:
