

IMPORTANT NOTICE

This Guarantor 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.

GUARANTOR AGREEMENT

for residential lettings

To: **Landlords name**
of: **34 Shakespeare Street, Nottingham, NG1 4FQ**

IN CONSIDERATION of your having agreed at my request to accept **Tenants Name** (“**the Tenant**”) as a Tenant of your Property known as **Property address here** in accordance with the terms of the Agreement of even date (“**the Tenancy Agreement**”) at the rent of £**Total of rent for the length of tenancy** (“**the Rent**”) for the term of the Tenancy Agreement **Commencement of tenancy and end date**.

I Guarantors name and address

GUARANTEE the payment by the Tenant to you of the Rent and the performance and observance by the Tenant of the terms of the Tenancy Agreement upon the following conditions:-

1. If the Tenant is more than 21 days late in paying any Rent due under the terms of the Tenancy Agreement I will upon a written request from you pay to you within 7 days of receipt of the written request in full the Rent that is in arrear together with, if so demanded by you, any interest due on the outstanding Rent under the terms of the Tenancy Agreement
2. If the Tenant defaults in the performance or observance of any of the provisions on the Tenant's part contained in the Tenancy Agreement I will pay to you the whole of the losses damages expenses and costs which you should be entitled to recover by reason of the Tenant's default to the extent which you are unable to recover them from the Tenant
3. This Guarantee shall continue only for the period of the Tenancy Agreement (and any extension or renewal thereof) and extends to the acts and defaults of the Tenant during that period and during that period it shall not be revocable or discharged by my death or by the death or bankruptcy of the Tenant
4. Without prejudice to clause 3 above this Guarantee shall not be discharged by you giving the Tenant time in which to meet the payment of Rent or other indulgence in respect of the Tenant's obligations under the Tenancy Agreement
5. If the Tenancy Agreement is assigned with your consent or is terminated by Agreement or re-entry or otherwise all future liability on my part shall cease

SIGNED by GUARANTOR:

DATE: _____

SIGNED by WITNESS: This must not be a relative or person living at the same

Name: _____

Address: _____

Witness Signature: _____

SIGNED by the Landlord / Agent :

Oak Student Letts (agent for Landlord)
34 Shakespeare Street
Nottingham

DATE **Date**