

United Lettings Group Ltd

Draft Guarantor Agreement.

This document is not to be used.

DO NOT SIGN THIS AGREEMENT IF YOU DO NOT WISH TO BE BOUND BY ITS TERMS. IF YOU ARE IN ANY DOUBT ABOUT THE TERMS CONTAINED YOU SHOULD SEEK INDEPENDENT LEGAL ADVICE BEFORE SIGNING THIS AGREEMENT.

GUARANTEE

This Guarantee is dated of

BETWEEN :

"The Guarantor"

Of:

AND

"The Landlord"

Of: **C/O United Lettings Group Ltd, Clavering House, Clavering Place, Newcastle upon Tyne, NE1 3NG**

LANDLORD'S AGENT: United Lettings Group Ltd, Clavering House, Clavering Place, Newcastle upon Tyne, NE1 3NG, Tel: 0191 215 4580, Email: enquiries@unitedlettingsgroup.co.uk

"The Tenant":

Whereby it is agreed by the above parties that:-

IN CONSIDERATION OF the Landlord agreeing to the request of the Guarantor to grant a tenancy to "the Tenant" of the premises known as:

, , ,

"The Premises"

1. The Guarantor hereby agrees to compensate fully and indemnify the Landlord for any loss, damage, costs or other expenses arising either directly or indirectly from any breach of the Tenant's obligations in any tenancy agreement, extension, continuation or subsequent tenancy agreement agreed between the Landlord and the Tenant relating to the premises.

2. This guarantee is irrevocable without the express written consent of the Landlord or any person acting as agent for the Landlord and shall continue beyond the death of the Guarantor or bankruptcy and is not limited to any fixed term as may be described in any tenancy agreement as may be entered into between the Landlord and the Tenant. The guarantee will continue until such time as the Landlord or any person acting as agent for the Landlord formally agrees in writing to terminate the agreement.

3. In the event of any breach of the Tenant's obligations in any tenancy agreement, then upon written demand the Guarantor will pay the Landlord all losses, claims, liabilities, cost and expenses arising out of or in connection with the breach on a full indemnity basis.

4. By entering into this Guarantee as a Deed the Guarantor accepts joint and several liability with the Tenant. This means that each will be responsible for complying with the Tenant's obligations under this agreement both individually and collectively. The Landlord may elect to enforce these obligations and claim damages against the Tenant, the Guarantor or both of them under this clause. These obligations will not be discharged or waived by any act, neglect or leniency or granting of any extension of time by the Landlord in attempts to obtain payment or in enforcement of the Tenant's covenants.

5. The Guarantor agrees to pay all rent and charges relating to the property. This includes making payments even if the tenant is claiming housing benefit and the claim has not been set up, is suspended or delayed for whatever reason. An active Direct Debit must remain active.

6. The Guarantor agrees for any assets in their ownership to be sold to meet any debts arising from this agreement.

7. This agreement will stand for all tenancies entered into by the Tenant.

Signed by the said Guarantor the day and year first before written:

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In the presence of

Name of Witness

Address of Witness

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.....

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Occupation of Witness

Witness signature

Date / /

—

Signed By the Landlord(s):
(or the Landlord's Agent)

Name

Position

Signature

Date / /

Identification collected by United Lettings Group Ltd to confirm Guarantor identity:
