



STUDENT & RESIDENTIAL LETTING

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

This agreement is made between the guarantor and the Landlord

LET-RITE (AGENT)

GUARANTOR:

GUARANTOR ADDRESS:

LANDLORD: LET-RITE

TENANT(s):

PROPERTY: The dwelling house known as

PROPOSED TENANCY COMMENCEMENT DATE:

1. The Landlord agrees to let the Property to the Tenant. In consideration of this, the Guarantor agrees to act for the Tenant should she fail, for any reason, to meet the financial commitments arising from the Tenancy Agreement entered into in respect of the Property. The guarantor will only be liable for the individual rent of (£) room and a portion of the communal areas.

2. This Guarantor Agreement refers to the current tenancy being undertaken and any extension or renewal of that tenancy. All references to the Landlord herein shall be deemed to include the Landlord's Agent or any person authorised to act on the Landlord's behalf.

3. The Guarantor undertakes to pay to the Landlord from the date of this Agreement if within 10 days the rent is still not paid the Landlord or his Agent will follow the amount demanded when it was due under the Tenancy Agreement.



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4. The Guarantor shall pay and make good to the Landlord on demand all reasonable losses and expenses of the Landlord incurred as a result of default by the Tenant in the performance or observance of the Tenant’s covenants under the Tenancy Agreement. Any failure of the Landlord in demanding or collecting the Rent when it falls due, and any time to pay which may be given to the Tenant by the Landlord shall not release the Guarantor or in any way affect the liability of the Guarantor under this agreement. Should the Guarantor die during the currency of this agreement, the Guarantor’s estate will be liable as surety and co-principle debtor.

5. Where the Rent, or any portion of it, is paid by housing benefit or other benefit scheme, the Guarantor agrees to pay the Landlord or Agent for the amount of any claims arising from overpayment, which may be made by the local authority in relation to the specified Tenant(s). Such over payments may occur at any time, either during the tenancy or within six years thereafter.

6. If the tenancy is for a fixed term, then this guarantee applies for the whole or the term and is not revocable during that term.

7. If the tenancy is periodic or has become periodic by agreement or the operation of law, then this guarantee may be terminated by written notice by the Guarantor subject to the Tenant vacating at the earliest date then the guarantee shall continue until the Tenant vacates.

8. It is agreed that there shall be no right to cancel this agreement once the tenancy has begun and the Consumer Protection (Distance Selling) Regulations 2000 shall not apply in this case.

SIGNED BY GUARANTOR

DATE _____

SIGNED BY WITNESS

NAME _____

ADDRESS _____

WITNESS SIGNATURE _____

SIGNED BY AGENT _____

DATE _____