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GAURANTOR AGREEMENT

IMPORTANT NOTICE

This guarantor agreement creates a binding legal contract. Please ensure you have read and understood the tenancy agreement this guarantor agreement relates to before signing this form. If you do not fully understand the nature of the agreement, then it is recommended that you take independent legal advice before signing.

Please check the Particulars carefully. If you see any errors for instance an incorrect figure, misspelt name or date or you are unsure of anything in either of the two agreements please don't hesitate to contact me:

Johann Rowan

07941278177

manchesterstudentproperty@gmail.com

THIS AGREEMENT is made BETWEEN the Guarantor and the Landlord.

Guarantor:	<i>Guarantor Name</i>
Guarantor address:	<i>Guarantor Address</i>
Guarantor telephone:	<i>Guarantor Telephone Number</i>
Guarantor email:	<i>Guarantor Email Address</i>
Landlord:	Johann Rowan
Landlord's Address:	3 Elm Close, Weston Turville, Buckinghamshire, HP22 5SS
Landlord telephone:	07941278177
Landlord email:	manchesterstudentproperty@gmail.com
Tenant to Guarantee:	<i>Tenant Name</i>
Amount of rent per calendar month to be guaranteed:	£390
Property:	31 Ladybarn Lane, Fallowfield, Manchester, M14 6NG
Tenancy Period:	1st July 2015 to 30th June 2016
List of all Tenants	<i>Tenant Name 1</i> <i>Tenant Name 2</i> <i>Tenant Name 3</i> <i>Tenant Name 4</i> <i>Tenant Name 5</i> <i>Tenant Name 6</i> <i>Tenant Name 7</i> <i>Tenant Name 8</i>

1. The Landlord agrees to let the Property to the Tenants. In consideration of this, the Guarantor agrees to act for the Tenant should he fail, for any reason, to meet the financial commitments arising from the Tenancy Agreement entered into in respect of the Property.
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 from time to time the Rent within 10 days of receipt of a written demand from the Landlord or his Agent addressed to the Guarantor if the Tenant following demand has not paid the amount being demanded when it was due under the Tenancy Agreement.
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-principal debtor.
5. If the tenancy is for a fixed term, then this guarantee applies for the whole of the term and is not revocable during that term.
6. 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 legally permissible date required for possession. If the Tenant fails to vacate on this earliest date then the guarantee shall continue until the Tenant vacates.
7. It is agreed that there shall be no right to cancel this agreement once the tenancy agreement has been signed and the Consumer Protection (Distance Selling) Regulations 2000 shall not apply in this case.

SIGNED BY:

The Guarantor: _____

Name: *Guarantor Name*

Date: _____