
Guarantor Agreement - Student

Date	
Parties	
The Landlord	
The Property	
The Tenant	
Tenant Address	
The Guarantor	
Guarantor Address	

Guarantors must: (please tick)

- provide photographic ID
- confirm that they are a homeowner
- confirm that they earn in excess of £15,000 per annum
- confirm that they are a UK based resident and homeowner for more than 5 years.

Guarantor's may be subject to a credit check, this can be done prior to move in and a copy will be provided to the guarantor on request. There is an administration cost of **£40.00**, per applicant

The Agreement:

The tenancy agreement entered into between the Landlord and the Tenant dated _____ and any renewal, amendment or variation of it and any new or further agreement granting a tenancy which is entered into between the Landlord and Tenant.

IT IS AGREED AS FOLLOWS:

1. In consideration of the Landlord granting the Tenant a tenancy of the property upon the terms of the Agreement the Guarantor guarantees:
 - 1.1 the payment by the Tenant of the rent and any other monies lawfully due to the Landlord under the agreement; and
 - 1.2 the performance and observance by the Tenant if all the other terms contained or implied in the Agreement.
2. The Guarantor covenants with the Landlord as follows:
 - 2.1 If the Tenant defaults in the payment of the rent or any other monies lawfully due to the landlord, under the Agreement I/we will promptly upon written demand by the Landlord pay to the Landlord the full amount owing from the Tenant.
 - 2.2 If the Tenant defaults in the performance or observance of any of the terms contained or implied in the Agreement, I/we will promptly upon written demand by the Landlord pay to the Landlord all reasonable losses, damages, expenses and costs which the Landlord has reasonably incurred because of the Tenants breaches.
3. It is agreed that this Guarantee cannot be revoked by the Guarantor:
 - 3.1 for so long as the tenancy created by the Agreement continues; or
 - 3.2 during the continuance of any renewal or further tenancy entered into expressly or impliedly between the Landlord and the Tenant.
4. This Guarantee is not to be revoked by the bankruptcy of the Tenant (or any of the tenants)
5. This Guarantee continues in operation:
 - 5.1 notwithstanding any alteration of the terms of the Agreement including any increase in the amount of the rent payable for the property; and
 - 5.2 in relation to any renewal, new or further tenancy entered into between the Tenant and the Landlord; and
 - 5.3 in relation to any statutory periodic tenancy which may arise in the Tenants favour under the Housing order N.I.; and
 - 5.4 notwithstanding that the Agreement may be terminated during the term by agreement, court order, notice, re-entry, forfeiture or otherwise; and
 - 5.5 Neither notwithstanding any arrangement made between the Landlord and the Tenant (whether or not with the Guarantors consent) nor by any indulgence or forbearance shown by the Landlord not the Tenant.
6. This Guarantee constitutes the Guarantor as principle debtor
7. Any demand by the Landlord under the terms of this Guarantee shall be validly made if sent by registered or recorded delivery post or left at the address(es) specified above as the Guarantors address or such other address(es) as the Guarantor may notify to the Landlord.
8. Where there is more than one Tenant references in this Guarantee to 'the Tenant' shall be construed as referring to all or both or either or any of the persons so named.
9. The Guarantor hereby acknowledges that as the above-named tenant is jointly and severally liable with the other tenant(s) at the property for the full amount of the rent and the full amount of all costs and other expenses due under the lease or otherwise in respect of the property, if the guarantor is required to make payment under this Guarantee, they will be jointly and severally liable with the other tenant(s).

DECLARATION

I understand that by signing this Guarantee form I am agreeing to be guarantor abiding by the terms of the lease.

I confirm that I have investigated the financial status of the above-named tenant to my satisfaction and I am fully aware of my potential liability under this guarantee.

I confirm that the information provided by me is true and accurate.

I confirm all boxes and sections have been completed in full.

Signed as a DEED	
By/On behalf of the Landlord (Signature of the Landlord)	
In the Presence of (signature of the witness)	
Signed as a DEED	
By the Guarantor (Signature of the Guarantor)	
In the Presence of (Signature of the tenant/witness)	

Guarantor Details			
Personal			
Name			
Address			
Postcode			
Time at that address			
Telephone	(H)	(M)	(W)
Email Address			
Relationship to Tenant			
Employment Details			
Employer Name			
Employer Address			
Telephone Number			
Job Title			

Position	
Start Date/Length of Employment	
Salary	