

DEED OF GUARANTEE

THIS DEED OF GUARANTEE is made on the [DAY] day of [MONTH] [YEAR] BETWEEN

- (1) [GUARANTOR NAME] of [GUARANTOR ADDRESS]
('the guarantor')
- and
- (2) [LANDLORD NAME] of [LANDLORD ADDRESS]
('the Landlord')

DEFINITIONS

1 In this document the following terms shall have the following meanings: -

'Obligation' - means the tenant's obligation in the Tenancy Agreement to pay the rent reserved by and perform and observe the covenants and conditions contained in it.

'Tenancy Agreement' - means a tenancy agreement of [PROPERTY] dated the [AGREEMENT DATE] and made between the Landlord and the Tenant and it includes any statutory periodic tenancy created thereafter.

'Tenant' -means (name) [TENANT NAME] of [TENANT ADDRESS]

CONSIDERATION

2 The consideration for this guarantee is the Landlord's agreement at the Guarantor's request to enter into the Tenancy Agreement with the Tenant.

Name and address of Guarantor

[GUARANTOR NAME]
[GUARANTOR ADDRESS]

Name and address of Landlord

[LANDLORD NAME]
[LANDLORD ADDRESS]

GUARANTEE

- 3 The Guarantor covenants with the Landlord that the Tenant shall pay all rent made payable by and perform and observe all the covenants and conditions contained in the Tenancy Agreement to be performed and observed by the Tenant and will compensate the Landlord in full on demand for all liabilities incurred by the Landlord in respect of the Obligation.
- 4 This Guarantee shall not be discharged by any indulgences in respect of the Obligation given by the Landlord to the Tenant.
- 5 The Guarantor undertakes that if the Tenant's funds are insufficient to discharge the Obligation as and when it becomes payable the Guarantor shall on written demand pay to the Landlord the amount of any deficiency.
- 6 It is agreed that there shall be no 'cooling-off' period or right to cancel this agreement, and that the provisions of the Consumer Protection (Distance Selling) Regulations 2000 shall not apply.

SIGNED AS A DEED by the Guarantor [GUARANTOR SIG]

SIGNED AS A DEED by the Landlord [AGENT/LANDLORD SIG]