



## DEED OF GUARANTEE (Page 1 of 3)

### Landlord Details:-

Name of Landlord	Richard Lee
Address of Landlord	17 Church Road Upper Boddington Daventry Northants NN11 6DL

### Tenancy Details:-

Address of Property	Xxxx Xxxx Xxxx
Reference Number of Tenancy	xxxxxxxx
Period of Tenancy	Xx/xx/xx > xx/xx/xx

### Guarantor Details:-

Name of Guarantor	
Name of Tenant	
Relationship to Tenant	
Current Address & Postcode	
Length of Time at Current Address	
Previous Address & Postcode (if less than 3 years at current address)	
Telephone Number	
Mobile Number	
E-mail Address	
Occupation	
National Insurance Number	
UK Home Owner or Tenant	

Office Address: 17 Church Road, Upper Boddington, Daventry, Northamptonshire, NN11 6DL

Telephone: 07949 078172 / 01327 263917

Email: [info@rlsa-northampton.co.uk](mailto:info@rlsa-northampton.co.uk) / [richardlee0103@gmail.com](mailto:richardlee0103@gmail.com)

Website: [www.rlsa-northampton.co.uk](http://www.rlsa-northampton.co.uk)



## DEED OF GUARANTEE (Page 2 of 3)

1. The Guarantor should READ THIS AGREEMENT CAREFULLY and consider its terms before signing it. The Guarantor should also read the principle Tenancy Agreement to ensure awareness of the responsibilities of the Tenant given that the Guarantor is guaranteeing that the Tenant will comply with the terms of the Tenancy Agreement.
2. It is recommended that the Guarantor considers taking INDEPENDENT LEGAL ADVICE before signing this Agreement if any part of it, or that of the principle Tenancy Agreement, is not understood.
3. This Agreement creates a binding legal contract and must be signed in the presence of a THIRD-PARTY WITNESS (who not related either to the Guarantor or the Tenant).
4. The Landlord agrees to let the Property to the Tenant. In consideration of this, the Guarantor agrees TO ACT FOR THE TENANT should he/she fail, for any reason, to meet the financial commitments arising from the Tenancy Agreement, or any future Tenancy Agreement.
5. In respect of the Rent payable under this Agreement the Guarantor's liability is LIMITED to the Tenant's contribution to the total Rent for the Property during the period of the Tenancy, or any future Tenancy. If the Tenant fails to pay the Rent then the Guarantor must pay the share of the Rent for which the Tenant who is guaranteed is responsible for paying. This amount is calculated by dividing equally the total amount of the Rent for the Property by the number of Tenants, unless an alternative apportionment of Rent has been agreed.
6. In the event of the Tenant's UNAUTHORISED OCCUPATION of the Property after the Tenancy, or any future Tenancy, has ended, then the Guarantor's liability shall not then be limited to the Tenant's contribution of the rent. In such circumstances the Guarantor shall be liable for the property's total rent.
7. If the Tenant fails to pay any money as required by the Tenancy Agreement, beside the Rent, this must be paid IN FULL if the Tenant fails to pay. Where the Tenant breaks any of the terms of the Tenancy, and the Landlord suffers loss, then the Guarantor must pay the Landlord the amount of that loss if the Tenant does not do so.
8. The Landlord may authorise a licenced CREDIT REFERENCE AGENCY SEARCH in respect of the Guarantor.
9. A copy of the Landlord's PRIVACY NOTICE is available to download from website, or on request (via email) to any interested party.



## DEED OF GUARANTEE (Page 3 of 3)

### Guarantor Declaration:-

I confirm that I will act as Guarantor for the Tenant named in this Agreement for any default of rent or other costs involved incurred by the Tenant with regard to the Property in relation both to the specified Tenancy period and any future Tenancy period. I confirm that I have at no time been declared bankrupt or had any County Court Judgments ordered against me. I confirm that I have lived at my current address for at least three years, or given details of my previous address. I confirm that I own, and do not rent, the property in which I live (unless stated on page one). I fully understand and accept the contents and legal implications of this Agreement, including the fact that my liability for Rent (only) is limited to the Tenant's contribution to the total Rent for the Property in accordance with the terms of this Agreement. I understand that my liability is not limited if the Tenant occupies the Property after a Tenancy has ended. I confirm that I have also had the opportunity to read through the principle Tenancy Agreement to which this document refers and I fully understand its contents. I confirm that all the information I have provided on this form is correct, and that any changes before or during the Tenancy period must be reported in writing, or via e-mail, to the Landlord within 10 working days.

**Signed by the GUARANTOR:** .....

(in the presence of the witness named below)

**Date:** ..... / ..... / .....

**Signed by the WITNESS:** .....

(who must be a third party, and therefore not related either to the Guarantor or the Tenant)

**Full Name of Witness:** .....

**Occupation:** .....

**Address:** .....

**Date:** ..... / ..... / .....

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