



All Guarantors Instructions and Guidance Notes

**Please complete and sign this Guarantee Document
have it signed by a witness and return along with your
Guarantor Application Form and Identification as
shown below.**

We require all of the below identification for Guarantor Applications.

- An Application Form fully completed.
- Copy of Driving Licence or Passport with photograph.
- Copy Utility Bill or bank statement with your current name and address on.
- Copies of 3 recent payslips.
- This Guarantor Document Completed and signed by a witness. (This has to be original not photocopy.)
- A non-returnable fee of £50 is payable per guarantor application in order to carry out credit checks. If the Guarantor Application Form is submitted along with the individual applicants form then there will be no charge.

GUARANTEE DOCUMENT

Whereas it is intended that (The Landlord)

Landlord Name:-

and (The Tenant)

Tenant Name:-

shall enter into a Tenancy Agreement dated the day of 20...

Property Address:-

I (The Guarantor)

Of (Guarantor address)

do hereby:-

1. Irrevocably guarantee, undertake and agree to keep the Landlord(s) indemnified and to make good to the Landlord(s) on demand all loss damage costs and expenses arising out of the following:-
 - (i) Any default by the Tenant(s) in payment of the rent payable under the said agreement both during the term hereby expressed to be granted and during any continuation or renewal or variation thereof.
 - (ii) Any breach or failure to observe or perform any of the covenants, terms and conditions of the said agreement during the term hereby expressed to be granted and during any continuation or renewal or variation thereof.
 - (iii) Failure on the part of the Tenant(s) to give up possession at the termination of the said tenancy or any continuation or renewal or variation thereof.
 - (iv) Should the Tenant(s) vacate the said premises prior to the end of the said term or any continuation renewal or variation thereof without giving proper written notice in accordance with terms of the Tenancy Agreement the said losses incurred by the Landlord by way of loss of rental income until such time as the proper written notice would have expired.

2. Irrevocably guarantee undertaken and agree to ensure that the Tenant(s) will punctually pay the rent and will observe and perform all the Tenants covenants and terms and conditions contained in the said agreement during the term hereby expressed to be granted and during any continuation renewal or variation thereof.

3. Agree that the Landlord be entitled to charge interest at 5% above base lending rate of Barclays Bank plc on all sums outstanding under the agreement providing such sums have been outstanding for a period in excess of 7 (seven) days.

Guarantor Signature

SIGNED by the above named Guarantor

Sign:-

Date:-

Witness to Signature

In the presence of:-

Witness Name:-

Signature:-

Address:-

Occupation:-