



# Deed of Guarantee

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By a UK Homeowner

**Please note the Tenant CANNOT act as their Guarantor**

To: Unity Lets of 96 North Hill, Plymouth, PL4 8EX

Landlord: \_\_\_\_\_

("the Tenant(s)") as the Tenant(s) of your rented accommodation at

**Room** upon the terms of an agreement dated: **01/09/2015 – 16/08/2016**

At the rent of £

**I (Guarantor full name & title):**

GUARANTEE the payment by the Tenant(s) to you of 100 % of the said rent and the performance and observance by him/her/them of the terms of the said **Tenancy Agreement** upon the following conditions:

1. If the Tenant(s) shall make default in the payment of the rent for the space of one month I will upon a written request by you pay you 100% of the month's rent which shall be so in arrears.
2. If the Tenant(s) shall make default in the performance or observance of any of the provisions on his/her/their part contained in the said **Tenancy Agreement** I will pay to you 100% of all losses, damages, expenses and costs which you shall be entitled to recover by reason of such default to the extent to which you are unable to recover the same from the Tenant(s).
3. This guarantee shall extend only to the acts and defaults of the Tenant(s) during the period of his/her/their tenancy but it shall not be revocable or discharged by my death neither shall this guarantee be discharged by your giving the Tenants(s) any indulgence in relation to any of his/her/their obligations under the said **Tenancy Agreement**.
4. If the said **Tenancy Agreement** shall be terminated by agreement or by re-entry or otherwise all future liability on my part shall cease without prejudice to any liability which shall already have arisen at the date of such determination.

5. All the provisions of this agreement shall apply both during the term granted in the tenancy agreement and during any continuation or renewal thereof.
6. To indemnify the landlord against legal costs incurred for any recovery of unpaid rent, damage or repairs and cleaning.

As part of this Agreement, we will carry out a consumer credit search using the consumer information database.

**Guarantor to complete and sign:**

**Dated this:** .....

**GUARANTOR SIGNATURE:** .....

**Date of Birth** (required for credit search): .....

**Of** (Full Address in block capitals): .....

..... **Postcode** .....

**Tel No:** (Home) ..... (Work) .....

(Mobile).....

**Email Address:** (block capitals) .....

**Signed as a deed in the presence of an independent witness e.g. neighbour, friend or work colleague, not a relative of the Tenant or the Guarantor or anyone residing at the same address as the Guarantor.**

**WITNESS SIGNATURE:** .....

**Witness Name** (Block capitals): .....

**Of** (Full Address in block capitals): .....

..... **Postcode** .....

**Tel No:** (Home) ..... (Mobile) .....