

GUARANTEE

For a Joint and Several Assured Periodic Tenancy Agreement

Guarantors Name and Address:	[Name and Address of Guarantor]
Landlord:	Students4houses Ltd [address]
Tenant:	[Name of Tenant]
Property:	[PROPERTY]
Tenancy Term:	The Tenancy shall commence on [Tenancy Start Date Populated by System] and continue on a monthly basis until terminated in accordance with the terms of the Tenancy Agreement.
Rent:	[£] per calendar month
Tenancy Agreement	Assured Periodic Tenancy Agreement between the Landlord and the Tenants herein defined bearing the date below
Date of Tenancy Agreement: (to be completed by Landlord)	

The Landlord, at the request of the Guarantor who agreed to give this guarantee, has let the Property to the Tenant for the Tenancy Term at the Rent and on the Letting Terms set out in the Tenancy Agreement.

In consideration of this, the Guarantor agrees with the Landlord that the Guarantor will comply with the Guarantee Terms set out in this Guarantee.

GUARANTEE TERMS

In these Guarantee Terms:

- i. the Rent, the Tenancy Agreement and the Letting Terms are those referred to in the Tenancy Agreement;
- ii. when two or more persons are together the Guarantor, they are responsible for their obligations both jointly and individually;
- iii. the Landlord includes the persons from time to time entitled to receive the Rent; and
- iv. the headings are only for convenience and are not part of the Guarantee Terms.

1. GUARANTOR'S OBLIGATIONS

- 1.1 The Guarantor guarantees to the Landlord that the Tenant shall pay the Rent and observe and perform the tenant covenants of the Tenancy Agreement and that if the Tenant(s) fails to pay the Rent or to observe or perform any of the tenant covenants, the Guarantor shall pay or observe and perform them.
- 1.2 The Guarantor covenants with the Landlord as principal obligor and as a separate and independent obligation and liability from its obligations and liabilities under clause 1.1 to indemnify and keep indemnified the Landlord against any failure by the Tenant to pay the Rent or any failure to observe or perform any of the tenant covenants of the Tenancy Agreement.
- 1.3 The liability of the Guarantor under clause 1.1 and clause 1.2 shall continue until the Tenancy Agreement comes to an end and all the Tenant(s) is/are released from the tenant covenants of the Tenancy Agreement.
- 1.4 The liability of the Guarantor in respect of the payment of Rent shall be limited to the defaults of the Tenant named above and shall be limited to the Rent sum indicated above.
- 1.5 This Agreement shall not impose any liability on the Guarantor for the default of any of the other Tenants of the Property.
- 1.6 The liability of the Guarantor shall not be reduced, discharged or otherwise adversely affected by:
 - (a) any time or indulgence granted by the Landlord to the Tenant;
 - (b) any delay or forbearance by the Landlord in enforcing the payment of the Rent or the observance or performance of any of the tenant covenants of the Tenancy Agreement or in making any demand in respect of them;

- (c) the Landlord exercising any right or remedy against the Tenant for any failure to pay the Rent or to observe or perform the tenant covenants of the Tenancy Agreement; or
- (d) the Landlord taking any action or refraining from taking any action in connection with the Deposit; or
- (e) the Tenant dying or becoming incapable of managing its affairs.

READ-ONLY

The Guarantor is recommended to obtain a copy of the Tenancy Agreement and obtain independent legal advice before signing this guarantee.

SIGNED by the GUARANTOR:	
PRINT NAME of GUARANTOR:	
Date:	
In the presence of WITNESS (PRINT NAME):	
SIGNED by the WITNESS	
Witness's address:	
Witness's occupation:	