

# Leicester Lettings Co.

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## **GUARANTEE FOR AN ASSURED SHORTHOLD TENANCY**

### **PLEASE COMPLETE USING BLOCK CAPITALS**

In consideration of your having agreed to accept ..... (hereafter known as 'The Tenant') as a tenant of your property known as ....., in accordance with the terms of the Tenancy Agreement, I ..... (Full Name) guarantee the payment by The Tenant to you of his / her share of the rent and the performance and observance by him / her of the terms of the Tenancy Agreement upon the following conditions:

1. If The Tenant is more than 21 days late in paying any rent due under the terms of the Tenancy Agreement, I will, upon receipt of a written request from you, pay to you in full, the amount that is in arrears.
2. I shall not be liable to make good any arrears of rent caused by the default of any other tenant who has not paid his / her share of the rent.
3. Nothing in this Guarantee removes The Tenant's joint and several liability for the whole of the rent.
4. If The Tenant defaults in the performance or observance of any of the provisions on his part contained in the Tenancy Agreement, I will pay to you all losses, damages, expenses and costs (including professional fees) that you shall be entitled to recover by reason of his / her default, to the extent to which you are unable to recover them from The Tenant.
5. Nothing in this Guarantee removes The Tenant's joint and several liability to the landlord for the whole of any losses, damages, expenses and costs that you shall be entitled to recover
6. This Guarantee shall continue for the duration of the Tenancy and for any further occupation of the property, by The Tenant, after the expiry of the fixed term whether under a statutory continuation or not. The Guarantee shall extend to the acts and defaults of the Tenant during that period. I cannot revoke this Guarantee nor shall it be discharged by my death or by the death or bankruptcy of the Tenant.
7. Without prejudice to the above clause, this Guarantee shall not be discharged by your giving the Tenant time in which to meet his rent or other indulgence in respect of his obligations under the Tenancy Agreement.
8. If the Tenancy Agreement is assigned with your consent, or terminated by agreement or by re-entry or otherwise, all future liability on my part shall cease.

Signed by Guarantor: .....

Address of Guarantor: .....

Occupation of Guarantor: .....

Dated: .....

Witnessed by: .....

Signed by Witness: .....