

Deed of Guarantee and Indemnity

This deed is made between[PRINT NAME] ("The Guarantor")
of.....[PRINT]("Guarantor's address")
and ("The Owner")
of("Owner's Address")
in the matter of the Assured Shorthold Tenancy Agreement ("The Agreement")
between..... ("The Tenant")
and Tomlinson Estate Management Ltd
of Imperial House, 143 Lenton Boulevard, Lenton, Nottingham, NG7 2BT ("The Agent")
Signed on..... ("Date")

The Landlord requires the Guarantor to enter into this Deed of Guarantee and Indemnity as a condition of the Landlord allowing the Tenant to enter into possession of the premises at ("Address") pursuant to the Agreement.

TERMS

- 1. The Guarantor agrees to pay the Landlord in full all losses, costs, and expenses the Landlord may suffer or incur as a result of the Tenant's failure to perform any obligation or meet any liability under the Agreement.
- 2. The Deed will remain in force until all obligations on the part of the Tenant under the terms of the Agreement have been performed and all liabilities met.
- 3. The Guarantor's obligations under this Deed will not be changed by any change in the rights and remedies under the Agreement, or by any change in the Tenant's circumstances or any other matter as a result of which it is harder for the Landlord to obtain payment from the Tenant or legally impossible for him so to do. This includes the Tenant becoming bankrupt or insolvent.
- 4. The Guarantor's liability under Term 1 is hereby limited to the sum of £ X (equivalent of a years rent.)

Signed as a Deed by the Guarantor in the presence of the Witness referred to below:

Signature: Date:

WITNESS

Witness must be over 18 years of age, not a family member of the Guarantor or Tenant, and must not live at the same address as the Guarantor or Tenant

Name: Signature:

Address:

ORIGINAL SIGNED COPY TO BE RETURNED - SCANS NOT ACCEPTABLE - PRINT ON ONE SHEET

Office Use Only: