This Guarantee is made the day of /			
Between:			
Mr and Mrs Wilkes			
	(the 'Landlord')		
and			
•••••			
	(the 'Guarantor')		
Definitions			
In this Deed the following definitions apply:			
'the Tenant'	means the tenant(s) named in the proposed Tenancy Agreement annexed to this Deed;		
'the Property'	means the premises to be let under the Tenancy Agreement annexed to this Deed;		
'the Tenancy Agreement'	means the proposed Tenancy Agreement annexed to this Deed or any extension, continuation or statutory periodic tenancy which arises thereafter and includes any rental increase agreed between the Landlord and the Tenant, provided the Guarantor is notified of the increase on the signing of an extension document.		

Deed Of Guarantee

In consideration of the Landlord agreeing at the Guarantor's request to accept the Tenant as the tenant of the Property upon the terms and conditions of the Tenancy Agreement, the Guarantor hereby agrees to fully indemnify the Landlord for any loss, damage, costs or

other expenses arising either directly or indirectly out of any breach of the Tenancy Agreement by the Tenant or any person acting on his behalf.

The Guarantor will not be relieved of his liability under the Guarantee in the circumstances where the Landlord fails or chooses not to enforce any of his rights under the Tenancy Agreement or where the Tenancy Agreement is surrendered by the Tenant.

This Guarantee shall continue throughout the period that the Property is occupied by the Tenant or by occupier(s) licensed by the Tenant including any extension or continuation, or any statutory periodic tenancy which may arise following the end of the period set out in Schedule 1 of the Tenancy Agreement.

This Guarantee shall not be revocable by the Guarantor nor will it be refunded unenforceable by the Guarantor's death or bankruptcy.

The Guarantor agrees that his rights to a seven working day cooling off period under the Consumer Protection (Distant Selling) Regulations 2000 will cease seven working days from the date of this Guarantee or the date the Tenant enters into the Tenancy Agreement by paying the rent and occupying the Property, whichever occurs first.

If upon a routine check, the Guarantor is found to not be genuine, the administration fee will be forfeited by the Tenant and the Landlord shall have the right to withdraw the offer of accommodation. A Guarantor is only required if the Tenants want to pay the rent in three instalments - if the Tenant settles the rent in advance in full then they need not provide a Guarantor.

THE GUARANTOR SHOULD INCLUDE A UTILITY BILL NO MORE THAN 3 MONTHS OLD AS PROOF OF ADDRESS. IF THERE IS NO UK-BASED GUARANTOR AVAILABLE, THE FULL YEARS RENT MUST BE PAID IN ADVANCE

Guarantor:	Name of Guarantor	
	Home Address	
	Telephone Number	
	Mobile Number	

Email Address	 _
NI Number	
DOB	
Signed by the Guarantor	
Dated by the Guarantor	