

GUARANTOR INFORMATION SHEET AND DEED

The details given below are for your guidance and information, please take a copy and keep in a safe place for your reference.

This guarantor agreement must be completed with the guarantors contact details, signed by the guarantor and a witness and returned to us, **without amendment** within 14 days of receipt (by the tenant), along with a copy of the guarantors proof of ID. Tenants applications will not be able to proceed until this document is signed and received by Premier.

Please note where more than one tenant is named on the agreement of a property, the individual occupants are jointly and severally responsible under the terms of the tenancy agreement. By definition the guarantor(s) is/are jointly and severally responsible under the terms of the tenancy agreement and guarantor document.

Where more than one tenant requires a guarantor, Premier Letting will endeavour to delay signature of the tenancy agreement until all required guarantors have completed and returned all paperwork. This may not always be possible so therefore it is essential that prospective tenants and guarantors deal with all paperwork as quickly as possible. It is in your best interests to make sure that no single guarantor is held liable for loss, damage or expense incurred by the whole household. **Please remember that failure to comply with deadlines, as per the first account document provided to the tenant, will result in properties being placed back on the rental market.**

Where more than one tenant requires a guarantor, should a tenancy fall into arrears Premier will have record of which tenant has not paid the full rent due and will pursue that individual and their guarantor in the first instance. However, if the arrears situation is not resolved, all guarantors and tenants will be contacted making them aware of the situation as ultimately, under a joint and several liability tenancy, all tenants have a responsibility to make up any such shortfall.

DUTY OF A GUARANTOR: To undertake to irrevocably keep the Landlord(s) indemnified and to make good to the Landlord(s) on demand all loss, damage and expenses arising out of the following in connection with the Landlord(s) property:

Any default by the tenant in payment of rent.

Any breach or failure to observe or perform any of the covenants terms and conditions of the tenancy agreement.

Failure on the part of the tenant to give up possession at the end of the tenancy, or any continuation or renewal thereof.

Should the tenant vacate the property prior to the end of the agreement period, or any continuation or renewal thereof without giving the proper written notice in accordance with the tenancy agreement, the losses incurred by the Landlord(s) by way of lost rental income until such time as the proper written notice has expired.

Premier

PLEASE USE BLOCK CAPITALS ONLY

GUARANTOR DEED:

Between the Agent: Premier Letting, 207 Cowley Road, Oxford, OX4 1XF

The Landlord:

and The Guarantor (*insert full name*):

Of (*insert full address*):

Telephone (h):

Telephone (m):

E-Mail:

For:

Tenants name (*insert tenants full name*):

Tenancy Start Date:

I am a resident in and have a bank account in the UK.

I have read and understand a specimen tenancy agreement in respect of the letting.

I agree to provide a guarantee as detailed within for the total liabilities of the tenant in respect of the property above.

Under the guarantee I understand I will be responsible for making sure the tenant undertakes his or her responsibilities under the agreement. If they do not pay I will pay instead not just any unpaid rent but also any damage caused by the tenant.

Signed by the Guarantor: _____ Dated: ____ / ____ / ____

In the presence of the independent witness:

Witness Signature: _____ Dated: ____ / ____ / ____

Name of Witness: _____ Occupation: _____