Guarantor Deed

Use: guaranteeing a tenant's obligations | **Document:** LS-U-040 v1.0

Jurisdiction: England, Wales, Scotland & Northern Ireland | **Form:** executed as a deed

WHAT A GUARANTOR AGREES TO

A guarantor promises to pay the rent and meet the tenant's other obligations if the tenant does not. To be binding it should be signed as a deed (witnessed). For a periodic tenancy, the guarantee continues for as long as the tenancy (and any continuation) lasts, unless a limit is set below. A guarantor should be given a copy of the tenancy and is strongly advised to take independent legal advice before signing.

Parties

Landlord(s): ____

Tenant(s) / contract-holder(s): ____

Guarantor(s): ____

Property: ____

The tenancy / occupation contract (date): ____

The guarantee

1. Guarantee of the tenant's obligations

The guarantor guarantees that the tenant will pay the rent and any other money due under the tenancy, and will perform all of the tenant's obligations under it. If the tenant does not, the guarantor will, on written demand by the landlord, pay or make good the amount or default.

2. What is covered

- Rent arrears and any other sums due under the tenancy.
- The cost of putting right any breach of the tenancy by the tenant, including damage beyond fair wear and tear.
- The landlord's reasonable costs reasonably incurred in recovering those sums.

3. Continuing guarantee

This guarantee is a continuing guarantee. It covers any fixed term and any periodic or statutory continuation of the tenancy, and any reasonable variation of the rent or terms agreed between the landlord and tenant, until the tenancy ends or the limit below (if any) is reached.

4. Indemnity

If for any reason the guarantee cannot be enforced, the guarantor will indemnify the landlord against the losses the landlord suffers as a result of the tenant's failure to meet the tenant's obligations, to the same extent.

5. The landlord's position protected

The guarantor's liability is not reduced or released by the landlord giving the tenant time to pay, agreeing a concession, or not immediately enforcing the tenancy. Where there is more than one tenant or guarantor, liability is joint and several.

6. Limit (optional)

Maximum total amount guaranteed (£), if a limit is agreed — otherwise leave blank for an unlimited guarantee:

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Guarantor's acknowledgement

- I have been given a copy of the tenancy and understand the obligations I am guaranteeing.