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## GUARANTEE

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**THIS GUARANTEE** is made as a  
**DEED** on the:  
*(Date of signing)*

**Between:**  
*(Name of Guarantor)*

**Of:**  
*(Address of Guarantor)*

Email and Phone of Guarantor

**Email:**

**Phone:**

**AND:**  
*(Name of Landlord)*

**Of:**  
*(Address of Landlord)*



In this Deed, the following terms shall have the following meanings:

The "property " means:  
(Tenancy address)

The "tenant " means:  
(Tenant's name)

The "**tenancy agreement** " means the Assured Shorthold Tenancy Agreement made between the Landlord and the Tenant.

The "**Obligation**" means the tenant's obligation to pay rent and all other monies under the tenancy agreement, and observe the covenants and conditions in it.

### Consideration:

The **consideration** for this guarantee is that the **landlord** agrees to let the property to the tenant.

### Guarantee:

The **guarantor** covenants with the **landlord** that the tenant will pay all rent made payable by and perform and observe all covenants, conditions and **obligations** contained in the **tenancy agreement** to be performed and observed by the **tenant** and will compensate the **landlord** in full on demand made in writing within seven days for all liabilities incurred by the **tenant** in respect of the **obligations** and for all losses, damages, costs and expenses thereby arising or incurred by the **landlord**.

### Waiver:

The **landlord** may release or compromise the **tenant's** liability under the **obligations** or grant to either the **tenant** or the **guarantor** time or other indulgence without affecting the **guarantee** liability under this guarantee.

### Guarantee continues into Periodic Tenancy:

For the avoidance of doubt, the **guarantor obligations** under this guarantee continue during any periodic tenancy (including statutory periodic tenancy), and includes any rent increases and includes re-grant of **tenancy**.



**Signed as a Deed by the guarantor:**  
*(Guarantor signature)*

**Guarantor signature witnessed by:**  
*(Witness signature)*

**Witness Name:**

**Of:**  
*(Witness address)*

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**Signed as a Deed by the landlord:**  
*(Or by the Agent on behalf of the landlord)*

**Landlord signature witnessed by:**  
*(Witness signature)*

**Witness Name:**

**Of:**  
*(Witness address)*

**This Deed must be accompanied by formal proof of address and proof of identity for the guarantor.**