

Dear

Re: ,

I have been advised by that you are to act as guarantor for the above tenancy.

I attach herewith our standard guarantee document for completion. Please note that to fulfil our guarantor criteria you need to be a current UK based home owner. As part of our procedures we do undertake credit reference searches on the guarantor via Experian Credit*.

Should you have any concerns regarding the guarantee please do not hesitate to contact me.

Please feel free to take a copy for your records, however we will need **both pages** of the document returned.

I look forward to receiving the completed document within the next few days.

Yours sincerely

*To protect your privacy we are unable to disclose any details of results of a credit search to anyone. To obtain this information you will need to contact Experian direct

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Comp Reg No. 7386506 Telephone: 01752 500511
mail:admin@cleverstudentlets.com website: www.cleverstudentlets.com



Guarantee

by a UK Homeowner

Please note the Tenant cannot act as their Guarantor

To: Cleverstudentlets of 2 Queen Anne Terrace, North Hill, Plymouth PL4 8EF

('the Tenant(s)') as the Tenant(s) of your rented accommodation at

upon the terms of an agreement to commence and end on
at the rent of £

(x3) payable in advance on 1st September 2017, 1st January 2018 & 1st April 2018

In consideration of the Landlord granting the tenancy to the Tenant the Guarantor guarantees that I:

GUARANTEE the payment by the Tenant(s) to you of 100% of the said rent and the performance and observance by him/her/them of the terms of the said **TenancyAgreement** upon the following conditions:

1. If the Tenant(s) shall make default in the payment of the rent for the space of one month I will upon a written request by you pay you 100% of the month's rent which shall be so in arrears.
2. If the Tenant(s) shall make default in the performance or observance of any of the provisions on his/her/their part contained in the said **TenancyAgreement** I will pay to you 100% of all losses damages expenses and costs which you shall be entitled to recover by reason of such default to the extent to which you are unable to recover the same from the Tenant(s).
3. This guarantee shall extend only to the acts and defaults of the Tenant(s) during the period of his/her/their tenancy but it shall not be revocable or discharged by my death neither shall this guarantee be discharged by your giving the Tenant(s) any indulgence in relation to any of his/her/their obligations under the said **TenancyAgreement**.
4. If the said **TenancyAgreement** shall be terminated by agreement or by re-entry or otherwise all future liability on my part shall cease without prejudice to any liability which shall already have arisen at the date of such determination.
5. All the provisions of this agreement shall apply both during the term granted in the tenancy agreement and during any continuation or renewal thereof.
6. To indemnify the landlord against legal costs incurred for any recovery of unpaid rent, damage or repairs and cleaning.

As part of this Agreement, we will carry out a consumer credit search using the consumer information database.



Tenant:

Guarantor to complete and sign:

Dated this:

GUARANTOR SIGNATURE:

PRINT FULL NAME:.....

Date of Birth (*required for credit search*):.....

Of , , , , ,

Time at current address **Years****Months** (*Required for credit search*)

If less than 3 years please provide your previous address and postcode in block capitals

.....
.....
.....

Postcode

Tel No: (Home).....(Work).....(Mobile).....

Email Address: (*block capitals*).....

