

**RENTAL GUARANTOR DEED**

Name of prospective tenant:.....

Address of tenancy.....

Date of start of Tenancy Agreement .....

Name of guarantor.....

Address of guarantor.....

Date of birth of guarantor.....

Guarantor's e-mail address.....

Guarantor's phone number.....

Relationship of guarantor to tenant.....

I understand that by signing this form I am agreeing to act in the role of guarantor for the above-named prospective tenant.

This means that in the event of the above-named tenant failing to make all of the rental payments due, as described within the Tenancy Agreement referred to above, the landlord is entitled to be paid from my own resources whatever shortfall in rent exists, in relation to the whole period of the Tenancy. The extent of my liability re rent will however be limited to the total amount due from *this individual tenant* as defined by the "suggested breakdown" of the Tenancy Agreement.

I will also be responsible for the cost of remedying any damage done to the property and its contents by this tenant, in accordance with the terms and conditions of the Tenancy Agreement ie excluding fair wear & tear.

I understand I will have a period of 14 days in which to make said payment(s) to the landlords from the date of it being demanded from me.

I confirm that I have discussed this matter with the tenant that I have read the Tenancy Agreement, and I am fully aware of the details of the tenants and my own responsibilities therein. I further confirm that I have raised any concerns arising, with the landlords. It is also agreed that the duties herein described, will also apply automatically to any further Tenancies that may be agreed in the future between the same landlord and same tenant.

Signed by guarantor.....

Name (print).....Dated.....

Witnessed by (signature & name & address). This must be someone who is not a relative of either the tenant or the guarantor.....

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Please note that the Tenancy does not become fully binding upon the landlords until this form has been returned, signed, for each proposed occupier of the dwelling. Thus, paid deposits will only be lodged with the Deposit Protection Service when all such forms have been returned and all deposits paid.

Please return the completed form either by posting it to:

**Paul R Taylor (www.housingstudents.co.uk)**  
**243 Duffield Road**  
**Derby**  
**DE22 1ET**

**Or**

**You can scan and email back to:**

[paul@housingstudents.co.uk](mailto:paul@housingstudents.co.uk)

Paul Taylor 07740 582900