

DEED OF GUARANTEE

To: <<LNAME>> c/o Mather Marshall Lettings 27 Market Place Hatfield, Hertfordshire AL10 0LJ
(hereinafter called "the Landlord" which expression includes the Landlord's successors in title and/or assigns)

I/We: <<GNAME>>
Of: <<GADD1>> <<GADD2>> <<GADD3>> <<GADD4>> <<GPSTCD>>

Request you to enter into the proposed agreement ("The Agreement") which is expressed to be between yourselves on the one part and <<TNAME>> (hereinafter called "the Tenant") of the other part relating to the letting of <<TYADD1>> <<TYADD2>> <<TYADD3>> <<TPSTCD>>, at a rent of £<&rental payment>> <&QUARTERLY OR MONTHLY>> , and in consideration of your so doing (I/We) hereby (jointly and severally) undertake and agree with you as follows:- **Please note that if the tenant moves into another property with Mather Marshall Lettings you will still be liable as guarantor if the tenant fails to pay the rent.**

That the Tenant shall pay the rent hereby reserved on the days and in the manner aforesaid and shall perform and observe all the agreements on the part of the Tenant hereinbefore contained and

That in the case of default in the payment of such rent or in the performance or observance of such agreements as aforesaid (I/We) shall pay and make good to the Landlord on demand all losses damages costs and expenses thereby arising or incurred PROVIDED THAT any neglect or forbearance of the Landlord in endeavouring to obtain payment of the rent reserved by the Agreement when the same becomes payable or to enforce performance or observance of the several agreements on the Tenant's part herein contained or any time which may be given to the Tenant by the landlord shall not release or exonerate or in any way affect the liability of the Guarantor under this indemnity and

That the provisions of this indemnity shall apply to any increased rental and/or to any continuation extension or renewal or re-grant of the tenancy created by the Agreement whether by operation of law or agreement between the Landlord and the Tenant or otherwise as if this indemnity were incorporated in full in such contained extended renewed or re-granted tenancy (as the case may be) and for the avoidance of doubt the Guarantor hereby agrees with the Landlord that the Tenant shall pay the rent reserved by such continued extended renewed or re-granted tenancy (as the case may be) and shall perform and observe all the agreements on the part of the Tenant therein contained.

I/we understand that I cannot revoke this Deed of Guarantee and it shall not be discharged by my death or bankruptcy of the Tenant and that the Deed of Guarantee shall not be revoked for so long as the Tenant remains a tenant of the Property nor shall it be revoked or discharged by my death or bankruptcy or the death or bankruptcy of any of us or the death or bankruptcy of the Tenant (or any other person who is a part to the Agreement)

I/we confirm that I have not had any County Court Judgments, Court Decrees, Bankruptcy, or Administration orders made against me, If you receive a County Court judgment/go bankrupt during the term of this guarantee then the rent for the whole term must be paid in advance

I/we confirm that I/we are over 30 years old and are homeowners and have a regular income which is sufficient to meet my potential liabilities as Guarantor

In the event of my defaulting in respect of my covenants as Guarantor I/we agree to reimburse you the Landlord for any reasonable costs incurred to recover any monies due under this Deed of Guarantee

We reserve the right to inform all housing providers in the area of you debt, and would pass the information to credit check companies

YOU ARE LIABLE TO PAY ANY RENT DUE IF THE TENANT FAILS TO PAY WITHIN 7 DAYS OF MATHER MARSHALL LETTINGS CONTACTING YOU TO AVOID LEGAL ACTION. DO NOT SIGN THIS IF YOU CANNOT AFFORD TO PAY THE RENT.

THIS IS A LEGAL DOCUMENT, PLEASE READ CAREFULLY BEFORE SIGNING. PLEASE PROVIDE COPY OF PROOF OF RESIDENCY IE DRIVING LICENCE OR SOMETHING WHICH CONFIRMS YOUR ADDRESS AND SIGNATURE WITH THIS DOCUMENT, AND A MORTGAGE STATEMENT AND A UTILITY BILL. FAILURE TO COMPLY WITH THE ABOVE COULD RESULT IN A COUNTY COURT JUDGEMENT, ANY LEGAL COSTS INCURRED WILL BE ADDED TO THE DEBT. TERMS AND CONDITIONS ON REAR OF THIS DOCUMENT. ALL INFORMATION IS PROTECT BY DATA PROTECTION ACT.

Dated this day of

Signed.....
(Signature of Guarantor)

Printed Name.....

Employers Name.....

Employers Address.....

Post Code Telephone Number.....

Home Telephone No..... Work Telephone No.....

Occupation..... Mobile No.....

Email: Date of Birth.....

Witness:

TICK LIST FOR DOCUMENTS TO ACCOMPANY GUARANTOR DOCUMENT

1

1) COPY OF DRIVING LICENCE WITH PICTURE ON OR PASSPORT

2) COPY OF UPTO DATE UTILITY BILL

3) COPY OF MORTGAGE STATEMENT OR PROOF OF MORTGAGE