

28 July 2020

Dear _____

_____ has applied to rent a property from our company for the next academic year.

I understand from _____ that you are willing to stand as guarantor if we grant them a tenancy at Room ____, ____ Brayford Court. I therefore enclose a letter of guarantee for you to sign in the presence of a witness. *(Please note the witness must not be connected with the agreement in any way nor can the witness be a blood relative of the tenant or guarantor. A neighbour or work colleague is normally the best option.)*

You should be aware that by signing the letter of guarantee you could incur a substantial liability should _____ default under any terms of the lease; you might consider it appropriate to seek the advice of a solicitor before signing it.

Please complete and sign the letter of guarantee and return it within ***ten days*** so as not to compromise _____ chances of securing the property. We have enclosed a freepost envelope for your convenience.

Please also include two forms of identification (photocopies are accepted).

- ***One of which must include a photograph (i.e. passport or photo card driving licence).***
- ***The second being proof of residency (i.e. utility bill or similar document connecting you to the above named address).***

Please do not hesitate to contact me should you have any queries.

Lighthouse Property Services
39a Carholme Road
LN1 1RN

28 July 2020

GUARANTOR AGREEMENT

for residential (Student) lettings

This guarantor agreement creates a binding legal contract. If you do not fully understand the nature of the agreement, then it is recommended that you take independent legal advice before signing.

Dear Lighthouse,

Let Property Address: Room __, __ Brayford Court 57-59 Carholme Road Lincoln LN1 1RS
Landlord: VM3 Ltd

In consideration of you granting a tenancy at Room __, __ Brayford Court to _____ I, _____, hereby agree to indemnify the landlord against any default by of any of the terms and conditions of the Assured Shorthold Tenancy Agreement commencing on 9th October 2020 including their share of the rent and the cost to repair any damage caused to the property during the term of the tenancy or during any potential further occupation of the property after the expiry of the Assured Shorthold Tenancy Agreement whether under a statutory continuation or a newly granted fixed term. (The Guarantor has agreed to act for the Tenant should they fail, for any reason, to meet the financial commitments arising from the Tenancy Agreement entered into in respect of the Property. This Guarantor Agreement refers to the current tenancy being undertaken as well as any extension or renewal of that tenancy)

The Guarantor's liability for rent is **£_____ per calendar month**, in addition the guarantor agrees to indemnify the landlord against any other costs that may become due as a result of any breach of tenancy, such as tenant damage caused to the fixtures and fittings. I am only responsible and acting in capacity of guarantor for the tenant named Mr Jordan Cave. I am not liable for rent owed by any co-tenants named on the agreement.

Guarantor Signature Witness Signature

Print Name Print Witeness Name
(In Block Capitals) (In Block Capitals)

Tel Relationship to Guarantor

E-mail Witness Address

Occupation

(I have ensured the witness is not a blood relative nor connected to the agreement in anyway. I also enclose the two forms of identification as requested)