

02 August 2019

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 him/her a tenancy at . 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. 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 as soon as possible so as not to compromise chances of securing the property.

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.

To find out how we use your information please visit <https://countrywide.co.uk/notices/PrivacyNotice.pdf>

Yours sincerely

Ref: P2854

Lighthouse Property Services
39a Carholme Road
LN1 1RN

02 August 2019

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:

Landlord: VM3 Ltd

In consideration of you granting a tenancy at _____ 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 13 September 2019 including his/her 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 he/she 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 _____. I am not liable for rent owed by any co-tenants named on the agreement.

Guarantor Signature Countersignatory Signature

Print Name Print Countersignatory 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)