



General Notes

- This agreement is for use with the letting of residential property and their associated tenancies. As such, this is a legal document and should not be used without adequate knowledge of the law of landlord and tenant.
- If the guarantor is not able to be present, in person, to sign the guarantee it is recommended that the guarantee is signed at least seven days before the tenancy is due to start.

GUARANTOR AGREEMENT

PLEASE RETURN THIS AGREEMENT WITHIN 7 DAYS TO

Let Right Properties LTD, 20 Park Street,
Treforest, Pontypridd, CF371SN
01443 401114 (Tel) – 01443 493491 (Fax)

TENANT DETAILS

(Tenant Name: _____)
 (Address Of Property Taken: _____)
 (Contact Telephone Number: _____)
 Tenancy Start Date: _____)

GUARANTOR DETAILS

(Guarantor Name: _____)
 (Guarantor Address: _____)
 (Contact Telephone Number: _____)
 (Nature of relationship to Applicant: _____)

Please note that we require a copy of a recent utility bill to accompany this form to confirm the guarantors name and address.

1. The Landlord agrees to let the Property to the Tenant(s). In consideration of this, the Guarantor agrees to act for the Tenant(s) should he/she/they fail, for any reason, to meet the financial commitments arising from the Tenancy Agreement entered into in respect of the Property.
2. This Guarantor Agreement refers to the current tenancy being undertaken and any extension or renewal of that tenancy. All references to the Landlord herein shall be deemed to include the Landlord's Agent or any person authorised to act on the Landlord's behalf.
3. The Guarantor undertakes to pay to the Landlord from the date of this Agreement from time to time the Rent within 10 days of receipt of a written demand from the Landlord or his Agent addressed to the Guarantor if the Tenant following demand has not paid the amount being demanded when it was due under the Tenancy Agreement.
4. The Guarantor shall pay and make good to the Landlord on demand all reasonable losses and expenses of the Landlord incurred as a result of default by the Tenant in the performance or observance of the Tenant's covenants under the Tenancy Agreement. Any failure of the Landlord in demanding or collecting the Rent when it falls due, and any time to pay which may be given to the Tenant by the Landlord shall not release the Guarantor or in any way affect the liability of the Guarantor under this agreement. Should the Guarantor die during the currency of this agreement, the Guarantor's estate will be liable as surety and co-principal debtor.
5. Where the Rent, or any portion of it, is paid by housing benefit or other benefit scheme, the Guarantor agrees to pay the Landlord or Agent for the amount of any claims arising from overpayment, which may be made by the local authority in relation to the specified Tenant(s). Such overpayments may occur at any time, either during the tenancy or within six years thereafter.
6. If the tenancy is for a fixed term, then this guarantee applies for the whole of the term and is not revocable during that term.
7. If the tenancy is periodic or has become periodic by agreement or the operation of law, then this guarantee may be terminated by written notice by the Guarantor subject to the Tenant vacating at the earliest legally permissible date required for possession. If the Tenant fails to vacate on this earliest date then the guarantee shall continue until the Tenant vacates.
8. It is agreed that there shall be no right to cancel this agreement once the tenancy has begun and the Consumer Protection (Distance Selling) Regulations 2000 shall not apply in this case.

CONSENT SECTION

Signed by Guarantor: _____

Print Name: _____

Date: _____



New Guarantor Reference

Proposed Property Details	
Total Monthly Rent	
Rental Term	
Letting Status	Managed By Agent <input type="checkbox"/> Let Only <input type="checkbox"/>
First Line of Address	
Town	
County	
Post Code	
Number of Bedrooms	
Type	Semi Detached <input type="checkbox"/> Detached <input type="checkbox"/> Flat <input type="checkbox"/>
Total Number of Tenants	
Agent Reference Number	

Applicants Personal Details	
Title	
First Name	
Middle Name	
Last Name	
Date of Birth	
Telephone Number	
Mobile Number	
Email Address	
The Rent Amount The Tenant Is Responsible For	
National Insurance Number	
Driving Licence	
Adverse Credit History	Yes <input type="checkbox"/> No <input type="checkbox"/>
CCj's	Yes <input type="checkbox"/> No <input type="checkbox"/>
Current Status	Living As Private Tenant <input type="checkbox"/> Living With Family/Friends <input type="checkbox"/> UK Property Owner <input type="checkbox"/>
If UK Property Owner	Have you ever defaulted on any mortgage payments? Yes <input type="checkbox"/> No <input type="checkbox"/>



New Guarantor Reference

Applicants Current Address	
First Line Of Address	
Town	
County	
Post Code	
Residing Since (Year)	

Applicants Previous Address (If Applicable)		
First Line Of Address		
Town		
County		
Post Code		
Residing Since (Year)	From:	To:



New Guarantor Reference

Applicants Employment Details	
Contact Telephone	
Contact Fax Number	
Contact Email	
First Line Of Address	
Town	
County	
Post Code	
Gross Annual Income (£)	
Other Income (£)	
Notes	

Employed (If Applicable) <input type="checkbox"/>	
Company/Organisation	
Position Held	
Person to Contact / Position	/
Employed From	

Self Employed Without Accountant/DSS/Retired (If Applicable) <input type="checkbox"/>	
We need to have proof of your income. Please supply proof of income and attach it to this document.	

Self Employed With Accountant (If Applicable) <input type="checkbox"/>		
Name Of Accountant		
Accounting Period	From:	Till:

Unemployed (If Applicable) <input type="checkbox"/>	
No more details are required	



New Guarantor Reference

Authorisation

The details supplied by you are checked against those held on credit reference agency databases for the purposes of pre-tenancy/lease selection. A record is kept of this search; however it will not affect your ability to obtain credit or other services in any way. Information is processed in confidence and within the guidelines of The Data Protection Act (1998) & the appropriate International privacy laws. I confirm that the information provided on this application is accurate & true. I authorise CompleteLettingsolutions.co.uk to conduct these searches and to make any employer or financial enquiries necessary to assess my suitability for this agreement.

Name	
Date	
Signature	