

# GUARANTEE

To: J B HOWARD PROPERTIES LIMITED ..... (THE LANDLORD)  
Of: c/o: KINGSLET, 43 PRESTON STREET, BRIGHTON, EAST SUSSEX, BN1 2HP.

I/WE: ..... ("NAME OF GUARANTOR/S")

warrant that I am the owner of the freehold/leasehold property known as:

.....(GUARANTORS ADDRESS)

Tel.: (Home) .....(Work) ..... (MOBILE) .....

and request that you enter into the proposed tenancy agreement between the Landlord and

..... ("the Tenant/s") relating to

..... ("Address")

In consideration of you doing so I/WE hereby [jointly and severally] undertake and agree to pay and make good to the Landlord on demand all losses incurred as a result of any failure by the Tenant/s to comply with the terms of the Tenancy of the rented property and contractual renewal or any continuance thereof implied by law or statute (as the case may be) and to indemnify the Landlord and pay on demand to the Landlord any other sums due by the Tenant to the Landlord pursuant to the terms of the Tenancy which are unpaid as at the date of the demand.

This guarantee shall apply to any other property owned/managed by KINGSLET which the Tenant/s occupies from time to time.

For the avoidance of doubt, losses shall include (without prejudice to the generality of the foregoing) rents and any increased rental, damages, costs and expenses, interest arising and all reasonable costs in relation to any claim brought in respect of any breach of the tenancy.

I/WE as the guarantor/s named above, understand that this covenant remains fully effective even if you give the Tenant/s extra time to comply with any obligation under the tenancy or do not insist strictly on its terms.

The parties hereby declare that pursuant to Regulation 8(3) of the Consumer Protection (Distance Selling) Regulations 2000 the right to cancel this Guarantee afforded to the Guarantor by the above Regulations does not apply. Accordingly, there is no right on the part of the Guarantor to cancel this Guarantee once the tenancy agreement has been exchanged and completed between the parties to it and the Tenant/s has taken occupation of the property.

Signature of Guarantor: ..... Date .....

Signature of Guarantor: ..... Date .....

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## WITNESS DECLARATION:

In the presence of: ..... (NAME OF WITNESS)

Of: ..... (ADDRESS OF WITNESS)

Tel.: (Home) .....(Work) ..... (MOBILE) .....

I confirm the identity of the person/s named above & witness their signature/s:

Signature of Witness: ..... Date .....

Profession.....

### GUARANTOR DETAILS REQUIRED

- Your guarantor/s is required to attend the office with photographic identity i.e. Passport/Drivers Licence, to sign the indemnity form, so we can act as a witness to the signature.
- However, should your guarantor/s be unable to attend the office then the indemnity form must be witnessed by a Bank/Building Society, Solicitor, Doctor, Vicar/Priest, Registered Nurse, Teacher, Police Officer, Accountant, Dentist, Civil Servant, Chartered Surveyor, Chemist or Funeral Director. A copy of photographic identity i.e. Passport/Drivers Licence must be provided.
- Proof of ownership i.e. most recent mortgage statement or letter from the Bank or their Solicitor confirming the property is owned outright. Please note that if the ownership or mortgage is in joint names, then both parties have to sign where it states Signature of Guarantor & Name of Guarantor (even if it is Mr & Mrs). Identification must be provided for both.
- Address confirmation in the form of a recent utility bill, dated within the last three months