

AGREEMENT OF RENT GUARANTEE

Start date of Agreement

Start date of tenancy

Between

(1) The Landlord SJM Properties (Yorkshire) Ltd, 30 Headingley Lane, Leeds, LS6 2AS

(2) The Tenant Tenant name

1 BACKGROUND

- 1.1 The Landlord has granted or agreed to grant the Tenant and others a joint tenancy of the property know as
Address of the property on the tenancy agreement
- 1.2 The Guarantor has agreed to underwrite certain of the Tenant's obligations as set out in this Guarantee

2 GUARANTEE

- 2.1 In consideration of the Landlord granting the tenancy to the Tenant and of the Guarantor's natural affection for the Tenant the Guarantor hereby guarantees to the Landlord:
- 2.1.1 to pay the rent reserved in the tenancy agreement and any new tenancy on this or any other property owned or managed by ourselves in the future within 7 days of receipt of a written demand from the Landlord addressed to the Guarantor accompanied by a certificate from the Landlord that the tenant following demand has not paid, the amount being demanded of the guarantor, when it was due under the tenancy agreement.

3 DURATION OF AGREEMENT

- The guarantor's obligations shall end (without prejudice to any claim to which the Landlord is entitled under clause 2) upon the first occurrence of :
- 3.1 once the rent is paid in full

4 LANDLORD'S RIGHTS AGAINST TENANT NOT AFFECTED

The rights and remedies of the Landlord against the guarantor under this Guarantee do not affect the rights and remedies which the Landlord might have against the Tenant PROVIDED THAT if the Landlord recovers any sums from the Guarantor under this Guarantee and subsequently recovers from the Tenant any sum in respect of the same liability then the sum recovered from the Tenant (up to the amount paid by the Guarantor) to be paid to the Guarantor within 7 days

Name of Guarantor.....

Signature of Guarantor.....

Relationship to Tenant.....

Address of Guarantor.....

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Tel No of Guarantor.....

Mobile No of Guarantor.....

Email address of Guarantor.....

PLEASE SUPPLY PROOF OF ADDRESS ie. THE COPY OF A UTILITY BILL IN YOUR NAME, TO VERIFY THIS GUARANTEE

PLEASE ALSO SUPPLY PROOF OF SIGNATURE ie. PASSPORT OR DRIVING LICENCE

PLEASE EMAIL BACK TO: tenancydocs@sjm-properties.com