

DEED OF GUARANTEE AND INDEMNITY

THIS DEED IS MADE BETWEEN: ("The Guarantor) **[parent prints name]**
Of **[parent prints address]**
And ("The Landlord")
Of

IN THE MATTER OF THE ASSURED SHORTHOLD TENANCY AGREEMENT ("The Agreement")
BETWEEN ("The Tenant") **[student prints name]**
AND Mrs. L Tomlinson ("The Agent")
ON

THE LANDLORD REQUIRES THE GUARANTOR TO ENTER INTO THIS DEED OF GUARANTEE AND INDEMNITY AS A CONDITION OF THE LANDLORD ALLOWING THE TENANT TO ENTER INTO POSSESSION OF THE PREMISES AT **[property address]**

PURSUANT TO THE AGREEMENT.

TERMS

1. The Guarantor agrees to pay the Landlord in full all losses, costs and expenses the Landlord may suffer or incur as a result of the Tenant's failure to perform any obligation or meet any liability under the Agreement.
2. The Deed will remain in force until all obligations on the part of the Tenant under the terms of the Agreement have been performed and all liabilities met.
3. The Guarantor's obligations under this Deed will not be changed by
 - any change in the rights and remedies under the Agreement
 - any change in the Tenant's circumstances or any other matter as a result of which it is harder for the Landlord to obtain payment from the Tenant or legally impossible for him so to do. (This includes the Tenant becoming bankrupt or insolvent).
4. The Landlord will enforce his rights against you under this Deed before he takes steps against, or obtain any judgement against, the Tenant.
5. The Guarantor's liability under Clause 1 hereby is limited to the sum of £ being the Tenant's share of the rent under the Agreement.

SIGNED AS A DEED by the Guarantor
in the presence of the Witness referred to.

Witness's Signature.....

Name

Address

.....

.....
The Guarantor **[parent to sign]**

Witness must be:

- **Over 18 years old**
- **NOT a family member**
- **Does not live at the same address**

Dated.....