

The Tenant named below has asked you to be a Guarantor for their Tenancy.

Guarantors must be UK based and must be in full time employment earning a minimum of either £25,000 or 36 x the monthly rental amount being guaranteed, whichever is the greatest.

If you are acting as a Guarantor, we request you complete the form below, sign the form electronically and provide the following documentation to support your application.

- Provide a proof of Photographic ID. (This should be one of the following documents: Passport or Driving License)
- Proof of Income (This should be one of the following documents: P60, 2 x Months Wage Slips, 2 x Months Bank Statements, An Employment Contract or an Accountants Declaration).

Please scan or photograph these documents and email them to [admin@let-leeds.com](mailto:admin@let-leeds.com)

Date of Birth

National Insurance Number

Are you in Full Time Employment?

Yes: ☐ No: ☐

Employer

Average Yearly Income

Employer Address

Employer Contact Number

Are you a Homeowner?

Yes: ☐ No: ☐

## 1. Tenancy details to be completed by Let-Leeds

Tenant Name

Property Address

Postcode

Landlord

Start date of Tenancy

Duration of Tenancy

## 2. Guarantor Details to be completed by Guarantor

Name

Address

Postcode

Length of Time at address

Email address

Mobile Number

Landline Number



## 3. Guarantee Agreement for Residential Tenancies

### The agreement is as follows;

The tenancy agreement entered into between the Landlord and the Tenant and any renewal, amendment or variation of it, or any new or further agreement granting a tenancy which is entered into between the Landlord and the Tenant.

In consideration of the Landlord granting the Tenant a tenancy of the property upon the terms of the agreement the guarantor guarantees:

- 1) The payment of rent by the Tenant and any other monies lawfully due
- 2) The performance and observance by the Tenant of the terms contained and implied in the agreement

The Guarantor covenants with the landlord as follows:

- 1) If the Tenant defaults on the payment of rent lawfully due to the Landlord under the agreement, I will promptly upon written demand pay the full amount owing to the Landlord
- 2) If the Tenant defaults in performance or observance of the terms of the agreement, I will promptly pay, on written demand, all reasonable losses, damages, expenses and costs reasonably incurred because of the Tenants breaches

It is agreed that this Guarantee cannot be revoked by the Guarantor:

For so long as the Tenancy created by the agreement continues or;

During the continuance of any renewal or further tenancy entered into expressly or impliedly between the landlord and the Tenant

The Guarantee is not to be revoked by the bankruptcy of the Guarantor or Tenant

This Guarantee continues in operation:

Notwithstanding any alteration of the terms of the agreement including any increase in the amount of rent payable for the property; and,

In relation to any renewal, new or further Tenancy entered between the Tenant and the landlord; and,

In relation to any statutory periodic tenancy which may arise;

and,

Notwithstanding that the agreement may be terminated during the term by agreement, court order, notice, re-entry, forfeiture or otherwise

This Guarantee constitutes the Guarantor as principle debtor.

Any demand by the landlord under the terms of the Guarantee shall be validly made and sent by post or email to the Guarantors address.

Where there is more than one Guarantor the guarantor's obligations are joint and individual. Where there is more than one tenant, references in this guarantee to 'the tenant' shall be construed as referring to all or both or any of the persons named on the Tenancy.

I will enter into the Tenancy Agreement between the Tenant and the Landlord at the property named in Section 1, and at the rent and terms stated in the Tenancy Agreement. The rent is required in full and in advance on the 1st of each month.

I hereby allow [Let-Leeds.com](https://let-leeds.com) to seek references from those named in this application to make whatever further enquiries and credit checks deemed necessary to confirm my identity and good standing.

I understand that I can request the names of any credit reference agencies used so that I may verify the information held about myself.

[This is a legal document. Read it carefully before signing and do not sign it unless you are willing to be bound by its terms](#)

Guarantor  
Signature

Date

I have attached a proof of Income

I have attached a proof of Photographic Identification

