DEED OF GUARANTEE AND INDEMNITY

Dated ..... **X**

THIS DEED IS MADE BETWEEN : …….. (The Guarantor) **X**

OF ..... (Address of Guarantor) **X**

AND 0 (The Landlord)
OF Cliveden House, 6 Widmerpool Park, Keyworth Road
Widmerpool, Nottingham, NG12 5SB

IN THE MATTER OF THE ASSURED SHORTHOLD TENANCY AGREEMENT (THE AGREEMENT), SIGNED

BY 0 (The Tenant)

AND Buxton Properties Nottingham Limited (The Agent)
OF Cliveden House, 6 Widmerpool Park, Keyworth Road
Widmerpool, Nottingham, NG12 5SB

ON 00 Jan 00

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

0

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 to do so. (This includes the Tenant becoming bankrupt or insolvent).

4 The Landlord may enforce his rights against you under this Deed before he takes steps against, or obtain any judgment against, the Tenant.

5 The Guarantor's responsibility is limited to the sum of £0 being the Tenant's share of the rent under the Agreement.

I confirm I have had the opportunity to read the tenancy agreement referred to above and seek independent legal advice prior to signing.

SIGNED AS A DEED
by the Guarantor in the Presence of
the Witness referred to below

..... (Signature of Guarantor) **X**
The Guarantor

Witness's signature..... [Independent adult not living in the same house] **X**

Name ..... **X**

Address ..... **X**

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