

GUARANTOR AGREEMENT

This agreement is made on: [date]

Between: [Guarantor]

Address : [Guarantor address]

And DJM Estates (Wales) ltd

Name of Tenant(s): [Tenant]

Property Address: [Rental property address]

1. Description of Guarantee

I, the guarantor named above, request the landlord to accept the tenants for a tenancy of the property and in consideration of the landlord granting the tenant a tenancy of the property I confirm and agree that I will pay to the landlord any sums due from the tenant as a result of the tenant's failure to pay rent or any other breach by the tenant of the tenancy or any extension or subsequent tenancy.

2. The Guarantors Rental Obligation

I understand and agree that if the tenant fails to pay rent ([monthly rent] per month) I will, if requested in writing, pay to the landlord or agent the arrears of rent due at that date together with any further arrears which may arise.

3. The Guarantors Other Obligations

If the tenant breaches any term or condition of the tenancy I will pay to the landlord all losses and expenses incurred by the landlord as a result of the breach including any fees and costs (and VAT) of the landlord's professional advisers and agents.

4. Period that the Guarantee will Operate

This guarantee will remain in force throughout the period of the tenancy and any extension or subsequent tenancy granted to the tenant of the property including any tenancy created by statute.

5. Changes to the Rent and Tenancy Agreement

This guarantee will not be discharged by any increase in the rent payable by the tenant or any alteration in the tenant's obligations under the tenancy or by the landlord giving the tenant time in which to comply with any obligations under the tenancy.

6. Liability

My liability under this guarantee will be joint and several with any other person who has guaranteed the tenancy.

There is no right of the guarantor to cancel this agreement during the fixed term of the tenancy or any period of continuance agreed by the parties.



SIGNED by the Landlord (or Landlords agent):

SIGN	PRINT	DATE
...../...../.....

SIGNED by the Guarantor:

SIGN	PRINT	DATE
...../...../.....
