

GUARANTOR AGREEMENT

THIS AGREEMENT is made BETWEEN the Guarantor and the Landlord.

Guarantor's Name:

Guarantor's Address: Post Code

Landlord(s): Martin John Croxford and Lesley Christine Croxford

Address: 10 Abbeygate Street Colchester Essex CO2 7HB

Tenant(s):

Property: The dwelling-house known as

1. The Landlord has agreed to let the Property to the Tenant(s). In consideration of this, the Guarantor agrees to act for the Tenant(s) should he/they fail, for any reason, to meet the financial commitments arising from the Tenancy Agreement entered into on / / in respect of the Property.
2. This Guarantor Agreement refers to the current tenancy being undertaken and any extension or renewal of that tenancy. All references to the Landlord herein shall be deemed to include the Landlord's Agent or any person authorised to act on the Landlord's behalf.
3. The Guarantor guarantees and undertakes to pay to the landlord from the date of this Agreement from time to time the Rent within 10 days of receipt of a written demand from the Landlord or his Agent addressed to the Guarantor if the Tenant following demand has not paid the amount being demanded of the Guarantor when it was due under the Tenancy Agreement.
4. The Guarantor shall pay and make good to the Landlord on demand all reasonable losses, damages, costs and expenses of the Landlord arising from or incurred as a result of any default by the Tenant in the performance or observance of the Tenant's covenants under the Tenancy Agreement. Any neglect or forbearance of the Landlord in endeavouring to obtain payment of the Rent when it falls due and at any time which may be given to the Tenant by the Landlord shall not release or exonerate the Guarantor or in any way affect the liability of the Guarantor under this deed. Should the Guarantor die during the currency of this agreement, the Guarantor's estate will be liable as surety and co-principal debtor.
5. It is agreed that there shall be no 'cooling-off' period or right to cancel this agreement, and that the provisions of the Consumer Protection (Distance Selling) Regulation 2000 shall not apply.

SIGNED by Guarantor:

Witness:

.....
Name

Address

Witness Signature

SIGNED by the Landlord:-

.....
DATE

This Guarantor Agreement creates a binding legal contract. If you do not fully understand the nature of the Agreement, then it is recommended that you take independent legal advice before signing.