

GUARANTOR AGREEMENT

This Agreement is made between

1. LICENSOR – PROPERTY MANAGEMENT (NE) LTD T/A Groovy Students
2. Guarantor

Print Full Name

Print Address

Post Code

Telephone Number

National insurance number

1.1 Subject to receipt of Guarantee agreements the Licensor has agreed to Grant the

Licensee

A Licence Agreement for Room
Middlesbrough TS4 2ET

at Drinkwater House, 210/216 Marton Road,

The Guarantor has agreed to under write the Licensee's obligations as set out in this guarantee

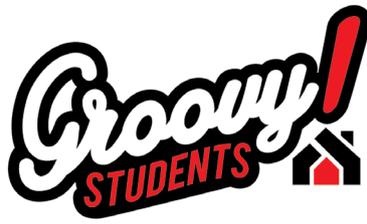
GUARANTEE

1.1 In consideration of the Licensor granting the licence to the licensee and of the Guarantor's natural affection for the licensee the Guarantor hereby guarantees to the Licensor:

1.1 To pay the Licence Fee reserved in the Licence Agreement for the person you will be guaranteeing the Licence for within 14 days of a written demand from the Licensor addressed to the Guarantor accompanied by a certificate from the Licensor.

a) That the Licensee following the demand has not been paid the sum being demanded of the Guarantor when it was due under the Licence Agreement; or





b) The Licence Agreement has been lawfully terminated; and

i) monies in the amount being demanded would have been due if the Licence agreement has still been subsisting;

1.2 To pay to the Licensor within 14 days of the demand accompanied by written evidence of the amount claimed a sum equal to the losses, damages, cost and expenses of the Licensor arising from any breach of the Licensees covenants in the Licence Agreement.

2. The rights and remedies of the Licensor against the Guarantor under this Guarantee do not affect the rights and remedies which the Licensor might have against the Licensees provided that if the Licensor recovers any sums from the Guarantor under this Guarantee and subsequently recovers from the Licensee any sum in respect of the same liability then the sum recovers from the Licensee shall (up to the amount paid by the Guarantor) be paid to the Guarantor within 7 days

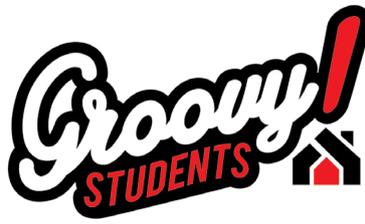
Signed by the Guarantor

Dated

Signed by the Licensor

Dated





Dear Sir or Madam,

Re: Student Accommodation at Drinkwater House

As you will no doubt be aware you have been elected as guarantor for

at the above property.

For the process to advance we require that all persons moving into the property are fully referenced. We require each guarantor to complete a guarantor agreement. You may receive a phone call from our referencing agency to take some details for required checks.

Please find enclosed a guarantor agreement that we require you to fill in and return to us along with a copy of your driving licence or passport and copies of your last 3 pay slips.

The details we require for the reference are necessary so that we can establish that you are a suitable guarantor. Employment, salary and wage details are required to establish financial stability, to ensure that you can guarantor the required fee for the room. If, as the acting guarantor you are retired then we would also require pension slips and proof of income. If you are self-employed then the last 3 years accounts are required, this can be just simple profit & loss or balance sheets (photocopies are acceptable for any documentation).

As guarantor you are committing to support the licensee (i.e. your son/daughter) in the signing of the licence agreement that is required for moving into the named room at Drinkwater House.

The fee for the room is £ per person per week. This is payable in 2 or 3 instalments.

This agreement means that in the unlikely event that the licensee does not or cannot pay the fee, ultimately, you as a guarantor would be responsible to make up the remainder of the money.

To avoid any delays please return the guarantor agreement and supporting documents within 14 days. I hope that this information answers any questions that you may have, however if you still have any concerns please feel free to contact us on 01642 291683.

Regards,

Mr Ami Choudhury
Management Services
Tel – 01642 291683
Email- info@drinkwaterhouse.co.uk

