



Assured Shorthold Tenancy Agreement

FOR

35, Green Acre, Durham, DH1 1JA

Tenants:

Lead Tenant

Second Tenant

ASSURED SHORTHOLD TENANCY AGREEMENT

Under part 1 of the Housing Act 1988
as amended under part III of the Housing Act 1996

Sample Contract

Sample Contract

Sample Contract

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Sample Contract

Sample Contract

A. CORE TERMS

1. Date of agreement:

04/05/2023

2. Our name and address:

Name: Mrs Property Owner

Address: Owner's House, Example Town, AA1 1AA

3. Your name(s) and address(es)

(The Resident)

Name : Mr Lead Tenant

Email : first.tenant@email.com

Phone : 07405551900

Address : 1 More Avenue, London, EC2A 2EX, United Kingdom

Name : Mr Second Tenant

Email : second.tenant@email.com

Phone : 07474567888

Address : 2 Fleet Place, London, EC2A 2EX, United Kingdom

4. The home

35, Green Acre, Durham, DH1 1JA, United Kingdom

5. Term (length of the tenancy)

365 days

Tenancy Start Date - 01/07/2023

Tenancy End Date - 30/06/2024

You may occupy the Accommodation for the following periods ("Normal Periods of Residence" (NPR)) from 4pm on the contract start date to 12pm (midday) on the contract end date:

6. Rent amounts and payment dates

£100.00 per person per week

£10,428.56 for the whole property

Payment Schedule - Per Resident

Tenant number	Tenant name
1	Mr Lead Tenant
2	Mr Second Tenant

Charge date	Tenant number		Sub-total
	1	2	
01/07/23	938.57	938.57	1,877.14
01/10/23	1,668.57	1,668.57	3,337.14
01/01/24	1,668.57	1,668.57	3,337.14
01/05/24	938.57	938.57	1,877.14
Sub-total	5,214.28	5,214.28	10,428.56
All amounts are in GBP (£)			

*The final rent payment includes deep cleaning of the property at the end of the tenancy. This does not include rubbish removal. Any rubbish/items left in the property at the end of the tenancy will incur an additional charge for removal which will be billed to you.

7. References to the "Landlord" are to the person, people or company that, for the time being, own the interest in the home which gives right to the possession of it when the tenancy ends.

8. The words "We" and "Us" include any parties engaged by the landlord to perform obligations, services and duties on their behalf.

9. References to the "Resident" are to the person or people, for the time being, entitled to live in the home, and where there is more than one resident all legal obligations can be enforced against all residents jointly and/or against each individually. This is also known as joint and several liability. This means that if, for example, some rent is not paid, we can require any one of you, or all of you, to pay the arrears.

10. References to this "Agreement" are to this document and the tenancy it creates.

11. You have consented to any holding deposit paid in advance of the tenancy being granted being used towards the first instalment of rent. This holding deposit is non-refundable should you not commence the tenancy term.

12. The rent is inclusive of water and sewerage charges, TV licence, electricity and gas, subject to a fair usage policy detailed in section B of this agreement.

13. Complimentary broadband is provided. We are not obliged to provide this and may withdraw it for any reason. In such circumstances, you will be entitled to arrange your own broadband service.

16 The rent does not include council tax liability. Full-time students are exempt from paying council tax. If you are liable for council tax (for example if one resident drops out of university and remains living in the home), then you will be liable in full and you must pay this direct to the local authority.

17. Where the rent is payable by standing order or bank transfer, we have provided you with the account details to use.

18. You must not pay less than the full rent or try to make deductions for any reason. Any reductions allowed will be at our discretion.

19. In entering into this agreement, you may have signed up with a deposit replacement service or purchased an insurance product. The terms of that service or product might provide that the company that supplies it is entitled to report failures to pay rent in full and on time to Experian or

similar credit reference agencies. We are also entitled to report such failures to credit reference agencies. It is therefore very important that you and all of your fellow residents pay the rent on time and in full as a failure to do so might damage your credit rating.

20. The tenancy of the home includes the right for you to use the furniture, fixtures and household belongings that are on the inventory that you and we have signed.

21. If you enter into this agreement without viewing the home in advance, then you may not have signed an inventory. In those circumstances you are required to review the inventory and inform us within 14 days of the date that you move in whether you disagree with any aspect of it. If you do not do that, you will be deemed to have accepted the content of the inventory.

22. IMPORTANT: We have agreed to grant you an assured shorthold tenancy of the home to you on the condition that each resident procures a guarantor acceptable to us.

If guarantor(s) acceptable to us have not entered into guarantees with us (which will be in the form set out at Annex A) and provided us with completed copies of those guarantees before the Tenancy Start Date set out at Core Terms A5 above, we are not obliged to let the home to you. It is up to us whether we waive the requirement for guarantors.

So long as each resident has ensured that guarantors acceptable to us have entered into the guarantees (or if we have waived that requirement, or any part of it, in writing), or we have given the residents the keys to the home, the assured shorthold tenancy will be created by this agreement on and start on the Tenancy Start Date set out at Core Terms A5.

32. Only the residents are permitted to live in the home.

24. No children are allowed to live in the home without our written permission.

25. No animals except for guide dogs or other assistance animals are allowed in the home.

26. If you owe rent or any other money legally payable to us under the agreement, you will have to pay interest on this amount from 14 days after the date that it should have been paid. The interest rate is 3% above the Bank of England base rate.

27. We will keep keys or keycards/electronic fobs to the home as this assists with the efficient management of it.

28. You agree that you will not leave of any furniture, goods or other of your belongings in the home at the end of the tenancy and that if you do, we may at our discretion remove, store, sell or otherwise dispose of them on the basis that you agree that by leaving such items in the home you have abandoned them. You agree that you will be responsible for all reasonable costs which we may incur in this respect and will pay any invoice raised in respect of these costs within 14 days of demand.

29. We will insure the home by purchasing appropriate building's insurance. We will not maintain any insurance policy that covers your personal belongings and effects. If you require cover for those items you must arrange it and pay for it yourself.

30. We may, at our discretion, insure the contents of the home including basic level cover of your personal items. We may withdraw such cover at our discretion. If we inform you that such cover is in place, you are encouraged to register your details with the insurer.

31. We have a zero tolerance approach to harassment and discrimination and therefore expect residents to treat each other with respect.

32. If we need to serve any notice on you, we will deliver it by hand or send it to you by first-class post to the home address. This means that notices are served on you once they are put through the letterbox, even if you do not receive them because you have moved. If you give us another address to send notices to, any notice will be validly served at that address, if it is posted by first-class post or left at that address. We can also send any notice or letter to you that relates to the

home to any email address provided by you.

33. If you need to serve any notice on us, for the purpose of Sections 47 and 48 of the Landlord and Tenant Act 1987, it must be delivered by hand or sent by post to the following address:
We Are Kin, Unit 9, Dalton House, 60 Windsor Avenue, London SW19 2RR

34. You can also contact us by email at: help@wearekin.co.uk

35. We will comply with our privacy policy and more generally with the requirements of the General Data Protection Regulation in relation to any of your data that we collect and/or process. Our privacy policy has been given to you separately.

B. RESIDENT RIGHTS AND OBLIGATIONS

You agree to:

1. comply with the terms and conditions of the tenancy as detailed in this agreement and that you will be liable for any damage or losses we suffer as a result of any breach by you. For the avoidance of doubt, you are responsible for the behaviour of any guests or invitees that you bring into the home;
2. pay rent on the dates and in the way we have agreed;
3. treat the home in a tenant-like manner and not deliberately, recklessly or negligently damage it or any of the furniture, fixtures and household belongings;
4. keep the inside of the home in at least as good a condition as it was when the tenancy started (fair wear and tear excepted);
5. ensure that you have left all furniture, fixtures and household belongings in the rooms or places they were in at the beginning of the tenancy;
6. organise and (if required in order to remedy the disrepair) pay for the repair of any damage that you have done deliberately or that was caused by the neglect or carelessness of you or anyone else living in or visiting the home. This includes replacing any broken glass in windows and repairing or replacing any damaged fittings, installations, furniture and household belongings. We reserve the right to carry out the work required if you fail to and to recover from you the costs we incur as a result of your breach of this clause;
7. pay all phone bills relating to the home during the term of the tenancy;
8. provide us with your Council Tax Student Certificate of Exemption for each resident upon signing this agreement;
9. reimburse us for any council tax that we pay relating to the home for any period covered by the tenancy;
10. pay for and replace all light bulbs, batteries which cease to work during the term of the tenancy;
11. check the operation of any smoke, heat and carbon monoxide detectors on a monthly basis and replace any batteries if necessary;
12. report to us promptly any defects with the home that are not your responsibility to fix or in the event of any loss or damage caused to the home by fire, burst pipes, flood, storm or theft and provide to us full details of how the damage or loss occurred;
13. take reasonable and sensible precautions to reduce and avoid fire risks;
14. ensure that any personal appliances that you bring into the home have passed a Portable Appliance Test (PAT) within the previous year and are safe to use and to provide evidence of the PAT test if we require. At your option, you may ask us to arrange for your personal appliances to be PAT tested as long as you cover the cost of this. If an appliance that poses a serious risk to

health and safety is found in the home then we will be entitled to remove it.

15. take reasonable and sensible precautions to prevent frost damage to the home by ensuring it is adequately heated both when you are in the home and when it is empty;

16. take reasonable and sensible precautions to avoid blockages to drains, gutters, down-pipes, sinks, toilets and waste pipes;
including not flushing 'wet wipes' and other items down the toilets. In the event of a blockage, you are required to resolve this and any costs we incur for unblocking waste pipes and drains or losses suffered as a result of a breach of this clause may be sought from you.

17. take reasonable and sensible precautions to avoid infestations;

18. In the event of an infestation, you will:

a. Tell us as soon as possible

b. Take steps to instruct resolve the problem, which may include instructing professional pest controllers

19. If we have to resolve the problem and it turns out that the infestation was caused by your failure to comply with clause B16, then we reserve the right to seek damages from you to recover the costs incurred by us as a result.

20. to take all reasonable precautions to prevent condensation by keeping the home adequately ventilated and to wipe down any surfaces affected by condensation to prevent mould growth;

21. lock all doors, shut and secure all windows and put the burglar alarm on (if any) whenever the home is left unattended;

22. tell us if the home is going to be left empty for more than 7 consecutive days;

23. pay all rent and our reasonable costs of re-letting the home up to the home being re-let in circumstances where you decide you want to leave the home and end the tenancy earlier than the end of the fixed term. For the avoidance of doubt, we will not be obliged to re-let the home and in those circumstances your liability to pay the rent would continue until the end of the fixed term;

24. allow us access to the home for any reasonable purpose provided we give you 24 hours' notice (verbal or in writing) of our requirement for access. We do not have to give you notice in advance if access is required to attend to an emergency;

25. forward to us promptly any notice that you receive from a third party which relates to the home;

26. only park vehicles in your allocated parking space (if one has been allocated to you) and to otherwise not cause any obstruction with any vehicle;

27. pay our reasonable costs of providing you with any additional keys or keycards/electronic fobs to the home;

28. pay our reasonable costs in the event we have to change the locks either because you have lost the keys, damaged the lock or failed to return one or more of the keys at the end of the tenancy;

29. allow potential new residents or our agents access to the home for the purposes of viewing it;

30. keep the home in a clean condition and not allow rubbish to accumulate inside or outside

31. dispose of rubbish and refuse in compliance with local authority requirements. If we are fined by the local authority due to a breach by you of this clause, we will be entitled to recover our losses from you;

32. comply with the waste segregation and recycling policy in relation to the home as notified by the local authority from time to time;

33. tell us if disinfection or fumigation is required as a result of any infection, contagious illness or infestation in the home. Although you will be responsible for the cost of remedying the problem and for the damage caused to the home, we may assist with sourcing an appropriate contractor and arranging for the necessary works to be undertaken;

34. not claim against us/our Insurers should any dishwasher, washing machine, tumble dryer, refrigerator or freezer servicing the home cause damage or break down;

35. defrost the fridge and freezer when necessary or, where provided, in accordance with the appliance manuals. You will be responsible if either appliance breaks down due to it not having been defrosted as required;

36. look after the garden (if any), ensuring it is kept tidy, with any grass being cut regularly;

37. comply with any fire risk assessment instructions that the landlord provides to you;

38. comply with any requirements relating to how the home is used which are imposed upon us by our own landlord (if we have one), provided we have informed you of those requirements;

39. where applicable, to comply with the conditions of the HMO licence conditions for this home (a copy of which you hereby acknowledge receiving), including the fact that the home is not to be occupied by more than the permitted number of persons and no common areas of the house, including shared living rooms, kitchens, hallways and landings, may be used for sleeping purposes by any resident or guest

40. ensure that guarantor(s) acceptable to us complete the guarantee agreement attached at Annex 1 and return the completed agreement(s) to us, in advance of the Tenancy Start Date set out at Core Terms A5. If guarantor(s) acceptable to us do not return completed agreement to use by that date, we are not obliged to let the home to you.

You agree that you are NOT permitted to:

41. do anything which may annoy your fellow residents, neighbours or us or otherwise act in a manner which is anti-social, discriminatory in respect of any protected characteristics or which is harassing;

42. play any music, radio, podcasts, television or musical instrument in a way that will cause a nuisance, or be heard outside of the home between 11 pm and 7.30am;

43. bring bicycles or motorcycles into the home without our written permission;

44. carry on any profession, trade or business in the home or register a company as having its registered office at the home;

45. to use the home as anything other than as your home;

46. block or obstruct any of the shared areas;

47. dry washing inside the home, except in a ventilated room suitable for such purposes;

48. tamper with any fire, smoke carbon monoxide or alarms;

49. use any personal heaters unless you have obtained written consent for us in advance, which will not be unreasonably refused;

50. cook or prepare food on any balcony or terrace or in any room of the home that is not the kitchen;

51. smoke or vape or allow the smoking of any substance whatsoever within the home or its curtilage;

52. keep or use controlled drugs unless they have been prescribed by your GP;
53. use the complimentary broadband connection (if any from time to time) for any improper, illegal or immoral purpose;
54. use the home for any improper or immoral or illegal purpose.

Fair Usage Policy

55. Although the rent is inclusive of the cost of utilities, you must use those utilities considerably so as to ensure so far as is reasonably possible that the use of energy and water at the home is not excessive.
56. We reserve the right to monitor energy and water use at the home and, if we, at our sole discretion, conclude that such use exceeds that which is reasonably expected taking account of the number of people living in the home and the physical make-up of it, we reserve the right to recover from you the cost of any excess energy and/or water use.
57. Gas and/or electricity usage will be excessive if average use over a period of time of not less than a month exceeds by more than 10% of the "medium" value for the Typical Domestic Consumption Values (apportioned to account for the period in question) as published from time to time by Ofgem at <https://www.ofgem.gov.uk/gas/retail-market/monitoring-data-and-statistics/typical-domestic-consumption-values>.
58. Where water and sewerage are metered, we will consider that usage is excessive if over a period of not less than a month on average more than 200 litres of water per resident is used by the home per day.
59. Excessive energy and water use will amount to a breach of the terms of this agreement.
60. We reserve the right to install such equipment in the home as we deem is required to monitor or control energy use in the home.
61. To assist you with complying with our fair usage policy, please:
- a. turn electrical appliances and equipment off at the socket when not in use;
 - b. avoid putting appliances in standby mode;
 - c. report or fix leaking taps promptly;
 - d. use energy efficient bulbs;
 - e. turn lights off in rooms not being used; and
 - f. do not keep the heating on at all times.

C. CHANGES TO THE TENANCY, THE HOME OR ITS FURNITURE

You agree that you are not permitted to:

1. alter or add anything to the outside or structure of the home, or the furniture, fixtures and household belongings that are on the inventory that you and we signed;
2. bring into the home any furniture, fixtures or household belongings which do not meet the Furniture and Furnishing (Fire) (Safety) Regulations;
3. remove any of the furniture, fixtures or household belongings that were in the home at the start of the tenancy or which are provided to you by us during the tenancy;
4. hang pictures, posters, flags, placards or any other items on the walls or other parts of the home without our written permission;

5. use nails, pins, Blu-Tack, Sellotape or any similar type of adhesive on the walls or other parts of the home without our written permission;
6. display or fix any notice board, sign, advert, notice or poster on any portion or part of the home; or
7. sublet, assign, transfer, give up or share the home with anyone else without our written permission;

You and we agree that:

8. if the whole or a substantial part of the home is damaged and rendered uninhabitable due to an insured risk, you will be entitled to a refund of any rent paid (or an appropriate portion) for a period that you have been unable to use the home or the substantial part that was damaged until such time as the home is repaired or reinstated; and
9. if the whole or a substantial part of the home is damaged and rendered uninhabitable due to an insured risk, either party to this agreement will have the right to serve notice on the other to confirm that the tenancy has been frustrated and is therefore at an end.

D. LANDLORD DUTIES, OBLIGATIONS AND RIGHTS

We agree to:

1. keep the home insured against fire, lightning, explosion, earthquake, riot, civil commotion, malicious damage, storm, flood, impact, collision, subsidence, heave, landslip, falling trees, burst pipes, theft, attempted theft and accidental damage to underground services, as long as insurance cover is available;
2. allow you to have free access into the home via any steps, paths, lifts and corridors (if any) and all shared areas (if any) and keep these lit and in good condition;
3. comply with our statutory duties and with any terms which may be implied into this agreement by statute;
4. service and maintain any gas heating system and arrange annual gas safety checks;
5. keep the structure and, to the extent it is within our control, the outside of the home in good repair;
6. Keep any gas, water, electricity, heating and water-heating installations in good repair and proper working order except for light bulbs, batteries and electrical fuses for which you are responsible; and
7. Keep the furniture, fixtures, fittings and household belongings that are on the inventory in good working order unless their malfunction or disrepair is caused by your wilful, reckless or negligent acts or omissions, in which case the cost of repair or replacement will be your responsibility.

Our Rights

We reserve the right to:

8. request access to the home for any reasonable purpose, subject always to your right to quiet enjoyment of the home;
9. charge you all such reasonable fees as are permitted by the Tenant Fees Act 2019;
10. remove any items of furniture or household belongings from the home, such items having been provided as a gesture only by us; and
11. suspend or terminate the provision of any wired or wireless broadband connection to the home on the understanding that any provision of the same is purely complimentary in nature.

Disclaimer

12. Nothing in this Agreement excludes our liability for:

- a. personal injury or death resulting from a party's negligence;
- b. fraudulent misrepresentation; or
- c. any other matter that it would be illegal for it to exclude or to attempt to exclude.

13. Save to the extent such matters are insured against by us, we accept no liability for:

- a. loss arising out of the failure, mechanical or otherwise, of any lifts in the building in which the home is situated (if any) or interference caused by the lifts with telecommunications equipment within the Building or the home;
- b. damage caused by our agents, workmen or other staff;
- c. inconvenience arising out of works or our lawful use of the building in which the home is located or nearby land and property owned by us, or in which we have an interest;
- d. temporary or permanent loss of broadband connection, which connection (if any) is expressly agreed to be complimentary in nature only;
- e. loss of profit or earnings.

14. We do not endorse any individual resident, or grant any warranty, expressed or implied, so far as their character or credit worthiness.

E. ENDING THE TENANCY

1. Possession of the home may be recovered by us during the term in reliance upon any one or more of the Grounds listed in Schedule 2 of the Housing Act 1988 as amended by the Housing Act 1996 and upon signing this agreement you acknowledge that you have received such notice.

2. In the event that the rent, or any portion of it, is not paid on time, then we reserve the right to re-enter upon the home and forfeit the tenancy, save that we are not entitled to evict you without first obtaining and then enforcing a possession order from court. You may be ordered by the court to pay towards the costs we incur in obtaining and enforcing such an order.

3. If you (or any one of you) continue to live in the home after the end of the fixed term, a statutory periodic tenancy will arise. In order to end that tenancy you will need to serve upon us a notice that must expire on the last day of a period of the tenancy. If we wanted to end that tenancy, we would have to serve notice upon you and comply with section 21 Housing Act 1988, or such replacement statutory provision as is in force at the time.

You agree that:

4. at the end of the tenancy (however it ends) you will leave the home, internal decorations and our furniture, fixtures and household belongings in as good a condition as at the start of the tenancy (fair wear and tear excepted) and free from rubbish;

5. you are responsible for the reasonable cost of the washing, cleaning or redecoration (as appropriate) of all walls, surfaces, household linen, window dressings and floor coverings which have been soiled or damaged during the tenancy;

6. you will return to us all keys, keycards/electronic fobs to the home;

7. you will provide us with your new address(es) so that we may contact you if we need to;

8. you will put in place an appropriate mail forwarding provision for any of your post delivered to the home after the end of the tenancy;

9. you will close down all accounts that you had in respect of the home, such as subscription TV services and pay any balances owing in respect of them.

F. SIGNATURES

1. If prior to entering into this agreement you

a. remotely viewed the home; or

b. did not view the home

you hereby acknowledge that you have carefully considered the floorplan that we have provided and that we have made no representations to you about the suitability of the home for you. You further accept that, absent material misrepresentation on our part, once this agreement has been executed you will be bound by the terms of it and will have no right to cancel the agreement.

2. By signing this agreement, the parties confirm that they wish to be bound by the terms of it. A breach of the terms of this agreement by one of the parties will entitle the other party to recover all foreseeable losses caused by the breach.

3. You hereby confirm that you have been given by or on behalf of us:

a. the Energy Performance Certificate

b. the Gas Safety Certificate

c. the Electrical Inspection Condition Report

d. the current edition of the Government's leaflet entitled 'How to rent: the checklist for renting in England'

4. You consent to We Are Kin reporting rental payment data to Experian as outlined in the Fair Processing Notice.

- 1 We Are Kin will report your rental payment information to Experian's Rental Exchange. The inclusion of rental payment history within Experian credit reports allows you to establish or build credit history through timely rental payments without having to take on further debt and will help you to access finance and prove your identity. Not only will we be able to work with you more closely to manage your existing tenancy agreement, your track record as a tenant will enable Experian to use the information supplied to them in the future to assist other landlords and organisations to:
- assess and manage any new tenancy agreements you may enter into;
 - assess your financial standing to provide you with suitable products and services;
 - manage any accounts that you may already hold, for example reviewing suitable products or adjusting your product in light of your current circumstances;
 - contact you in relation to any accounts you may have and recovering debts that you may owe;
 - verifying your identity, age and address, to help other organisations make decisions about the services they offer;
 - help to prevent crime, fraud and money laundering;
 - screen marketing offers to make sure they are appropriate to your circumstances;
 - for Experian to undertake statistical analysis, analytics and profiling,
 - and for Experian to conduct system and product testing and database processing activities, such as data loading, data matching and data linkage.

If you would like to see more information on these, and to understand how the credit reference agencies each use and share rental data as bureau data (including the legitimate interests each pursues) this information is provided in this link: www.experian.co.uk/crain (Credit Reference Agency Information Notice (CRAIN)). (For a paper copy, please get in touch with us or with Experian using the contact details in this letter).

We will continue to exchange information about you with Experian while you have a relationship with us. We will also inform Experian when your tenancy has ended and if you have outstanding rental arrears Experian will record this outstanding debt. Experian will hold your rental data for the time limits explained in CRAIN (section 7). Rental data falls into the Identifiers (e.g. your name, address, date of birth) and financial account categories (i.e. tenancy account, rental payment information).

We and Experian will ensure that your information is treated in accordance with UK data protection law, so you can have peace of mind that it will be kept secure and confidential and your information will not be used for prospect marketing purposes.

If you would like advice on how to improve your credit history you can access independent and impartial advice from www.moneyadvice.service.org.uk (you can get a copy of your Statutory Credit Report by visiting www.experian.co.uk/consumer/statutory-report).

If you are unhappy with anything relating to Rental Exchange, please contact us using the details provided in the tenancy agreement. You also have the ability to get in touch with the Information Commissioner's Office. More information about this can be found using this link here: <https://ico.org.uk/concerns/>.

2 **Additional Considerations**

An optional additional clause you can add on a case by case basis. It increases the clause number of any following clauses by 1 if present.

Signatures

2

TENANTS

(Not signed)

Mr Lead Tenant
1 More Avenue, London, EC2A 2EX, United
Kingdom

Sample Contract

(Not signed)

Mr Second Tenant
2 Fleet Place, London, EC2A 2EX, United
Kingdom

Sample Contract

LANDLORD

(Not signed)

3

Guarantor contract

IMPORTANT NOTICE

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.

Guarantor Name: Mr Example Guarantor
Guarantor Address: 12 Mount park avenue, Worcester, WR2 6NJ United Kingdom
Guarantor Phone:0123 45678910
Tenant Name: Mr Lead Tenant

Core Terms

1. Our name and address:

Name: Mrs Property Owner

Address:Owner's House, Example Road, Example Town, AA1 1AA

2. The home:

35, Green Acre, Durham, DH1 1JA, United Kingdom

3. Term (length of the tenancy):

365 days

Tenancy Start Date -01/07/2023

Tenancy End Date -30/06/2024

4. Rent amounts and payment dates: Rent Due - Per Tenant

5,214.29

All amounts are in GBP (£)

G1. In consideration for our agreement to let the home to the resident the guarantor guarantees to us that the resident shall pay the rent and observe and perform the resident covenants of their tenancy agreement and that if the resident fails to pay the rent as outlined in section 6 of the Core Terms or to observe or perform any of the resident covenants, the guarantor shall pay or observe and perform them.

G2. The guarantor covenants with us as principal obligor and as a separate and independent obligation and liability from their obligations and liabilities under clause G1 to indemnify us and to keep us indemnified against any failure by the resident to pay the rent or any failure to observe or perform any of the resident covenants of this Agreement. Liability under this clause and clause G1 above will be limited to the obligations of the tenant named on this guarantor agreement and capped at 100/number of residents on this tenancy % of the total rent due for the property as a whole.

G3. The guarantor further covenants that their liability under clauses G1 and G2 will continue until the tenancy (including any statutory tenancy arising after the fixed term) comes to an end and the resident is released from the resident covenants.

G4. The liability of the guarantor will not be reduced, discharged or otherwise adversely affected by:

- a. any time or indulgence granted by us to the resident; or
- b. any delay by us in enforcing the payment of the rent or the observance or performance of any of the resident covenants of this agreement or in making any demand in respect of them; or
- c. us exercising any right or remedy against the resident for any failure to pay the rent or to observe or perform the resident covenants of this agreement; or
- d. us taking any action or refraining from taking any action in connection with any deposit or deposit replacement service or insurance; or
- e. any resident dying or becoming incapable of managing their affairs.

Signature

Mr Example Guarantor
12 Mount park avenue, Worcester, WR2 6NJ
United Kingdom

(Not signed)

Sample Contract