



## Deed of Guarantee

DO NOT SIGN THIS AGREEMENT IF YOU DO NOT WISH TO BE BOUND BY ITS TERMS. IF YOU ARE IN ANY DOUBT ABOUT THE TERMS CONTAINED YOU SHOULD SEEK INDEPENDENT LEGAL ADVICE BEFORE SIGNING THIS AGREEMENT.

### **A GUARANTOR MUST BE A NORTHERN IRELAND HOME OWNER AND MUST PROVIDE:**

- *Proof of home ownership & I.D.*
  - *Copy of recent rates bill / home insurance certificate / mortgage statement*
  - *Copy of photographic I.D. ie. driving licence / Passport / electoral I.D. card*

NOTE: A Guarantor applicant may be required to be referenced by Home Let along with the tenant applicant, and we will make the tenant applicant aware if this is required.

### INSTRUCTIONS

- Copies of the above requested documents **MUST** be emailed to [office@Watson1889.com](mailto:office@Watson1889.com) along with a completed and signed copy of this agreement **BEFORE** the tenancy can commence. If you cannot send by email, you should hand deliver photocopies to our office, address below.
- The original signed and completed agreement **MUST** be given to the agent / landlord when signing the tenancy agreement.

**PLEASE NOTE:** The keys of the property **WILL NOT** be handed over to the tenant unless all the above items have been provided as requested.

**THIS AGREEMENT IS MADE BETWEEN THE TENANT,**

TENANT DETAILS	
Tenancy address:	
Name(s) of tenant(s):	
Start date of this agreement: <i>Start date of this tenancy</i>	
End date of this agreement:	This agreement ends upon the end of the tenancy

028 9050 2845  
[office@Watson1889.com](mailto:office@Watson1889.com)

The Mount Business Centre,  
2 Woodstock Link, Belfast, BT6 8DD.

**THE GUARANTOR,**

GUARANTOR DETAILS	
Name of Guarantor:	
Home address of Guarantor:	
Telephone no.:	
Email address:	
Date of birth:	

**AND THE LANDLORD OF THE AFOREMENTIONED RENTAL PROPERTY,**

LANDLORD DETAILS	
Name of Landlord(s):	Only to be completed by agent or landlord
Address:	Only to be completed by agent or landlord

**Whereby it is agreed by these parties that:-**

IN CONSIDERATION OF the Landlord agreeing to the request of the Guarantor to grant a tenancy to “the Tenant” of the rental premises formerly mentioned in this agreement.

“The Premises”

1. The Guarantor hereby agrees to compensate fully and indemnify the Landlord for any loss, damage, costs or other expenses arising either directly or indirectly from any breach of the Tenant’s obligations in any tenancy agreement, extension, continuation or subsequent tenancy agreement agreed between the Landlord and the Tenant relating to the premises.
2. This guarantee is irrevocable without the express written consent of the Landlord or any person acting as agent for the Landlord and shall continue beyond the death of the Guarantor or bankruptcy and is not limited to any fixed term as may be described in any tenancy agreement as may be entered into between the Landlord and the Tenant. The guarantee will continue until such time as the Tenant offers surrender of the tenancy and



that offer is formally accepted in writing by the Landlord or any person acting as agent for the Landlord.

- 3. In the event of any breach of the Tenant’s obligations in any tenancy agreement, then upon written demand the Guarantor will pay the Landlord all losses, claims, liabilities, cost and expenses arising out of or in connection with the breach on a full indemnity basis.
- 4. By entering into this Guarantee as a Deed the Guarantor accepts joint and several liability with the Tenant. This means that each will be responsible for complying with the Tenant’s obligations under this agreement both individually and collectively. The Landlord may elect to enforce these obligations and claim damages against the Tenant, the Guarantor or both of them under this clause. These obligations will not be discharged or waived by any act, neglect or leniency or granting of any extension of time by the Landlord in attempts to obtain payment or in enforcement of the Tenant’s covenants.

**Signed by the said Guarantor the day and year first before written**

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**IN THE PRESENCE OF THE WITNESS:**

*The Witness can be e.g. a neighbour / work colleague / friend, living in Northern Ireland*

WITNESS CONTACT DETAILS	
Name of Witness:	
Home address of Witness:	
Telephone no.:	
Email address:	
Date of birth:	

**Signed by the said Witness the day and year first before written**

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