

## **GUARANTOR INFORMATION SHEET AND AGREEMENT**

The details given below are for your guidance and information, please take a copy and keep in a safe place for your reference.

This guarantor form must be completed with your contact details, signed and returned to us, **without amendment** within 14 days of receipt. Tenants' applications will not be able to proceed until this document is received by Aber Student.

Please note where more than one tenant is named on the agreement of a property, the individual occupants are jointly and severally responsible under the terms of the tenancy agreement and guarantor document.

Aber Student will never draw up a tenancy agreement for signing until all required guarantors have completed and returned all paperwork. This is for your protection as guarantor to ensure that no single guarantor is held liable for loss, damage or expense incurred by the household.

Should a tenancy fall into arrears Aber Student will have a record of the defaulting party and will pursue them in the first instance. However, if the arrears situation is not resolved, all guarantors and tenants will be contacted making them aware of the situation as ultimately, under a joint and several liability tenancy, all tenants have a duty to make up any such shortfall.

**DUTY OF A GUARANTOR:** To undertake to irrevocably keep the Landlord(s) indemnified and to make good to the landlord(s) on demand all loss, damage and expenses arising out of the following in connection with the landlord(s) property:

Any default by the tenant in payment of rent.

Any breach or failure to observe or perform any of the covenants terms and conditions of the tenancy agreement.

Failure on the the part of the tenant to give up possession at the end of the tenancy, or any continuation thereof.

Should the tenant vacate the property prior to the end of the agreement period, or any continuation thereof without giving the proper written notice in accordance with the tenancy agreement, the losses incurred by the Landlord(s) by way of lost rental income until such time as the proper written notice has expired.