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Cunningham Lettings company number 06663953 • Registered address: 59 Lenton Boulevard, Lenton, Nottingham NG7 2FQ • Telephone: 0115 841 8841 • VAT 995558841

To: Managing Agent – Cunningham Lettings ----59 Lenton Boulevard, Lenton, Nottingham, NG7 2FQ

Please Note: You are required to provide proof of your address in the form of a utility bill, bank statement dated in the last 3 months or paper section of your driving licence, this can be a scanned copy by email to avoid posting to olivia@cunninghamlettings.co.uk

I (Print Guarantor's name).....

Of (Print Guarantors permanent address).....

Guarantors Email address.....

Guarantors contact number.....

Acting on behalf of (Insert Tenant's name).....

Agree to the terms of the Assured Shorthold Tenancy Agreement commencing on 2nd August 2025

and signed by (Insert Tenant's name).....

Your liability under this Guarantee in respect of the monthly / termly rent payable under this Agreement shall be limited to the above named Tenants contribution to the total rent. This shall be calculated by dividing the rent equally between the Tenant and the other persons liable as tenants to pay the rent and then deducting from this all amounts (if any) actually received by you from the Tenant on account of the rent. Your liability also extends to any damages or expenses not covered by the deposit paid by the tenant but shall be limited to the above named Tenant's share or any such costs or expenses.

(Insert address of the property in the said tenancy agreement).....

By the above named tenant, this is based on an individual liability not joint with the other tenants in the property.

1. I agree that I have the means to pay any / all of the rent due on this property by the above named tenant, this is on an individual liability basis, not joint with any other tenant at the property.
2. I agree to make any payment requested of me within 14 days of written notice for the payment. For details on the payment schedule refer to the tenancy agreement.
3. If the above named tenant defaults in the performance of observance of any of the provisions on his or her part contained in the Tenancy Agreement, I will pay to you losses, damages, expenses and costs that you shall be entitled to recover by reason of this default, to the extent to which you are unable to recover them from the tenant. This includes any loss, damage, expense or costs exceeding the deposit paid by the tenant, the liability shall be limited to a maximum of £6,000.
4. This guarantee shall continue only for the duration of the Tenancy Agreement commencing on the signed date of this agreement, and extend to the acts and defaults of the Tenant during that period, but during this period it shall not be recoverable or discharged by my death or by the death or bankruptcy of the tenant.
5. If the Tenancy Agreement is assigned or terminated by agreement or by re-entry or disclaimer or otherwise, all future liability on my part shall cease.
6. My liabilities shall not be affected by any variation of the terms of the agreement between the Landlord and the Tenant.

Signed by Guarantor

Today's Date.....