



**Octopus
Residential**

GUARANTOR FORM

Name of Guarantor:	
Address of Guarantor:	
Telephone No of Guarantor:	
Date of Birth:	
Relationship to Tenant:	
National Insurance Number:	

GUARANTOR'S EMPLOYMENT DETAILS:

Name of Employer:	
Address of Employer:	
Position Held:	
Employee Number:	
Length of Time in Employment with this company:	



**Octopus
Residential**

GUARANTOR'S EMPLOYER REFERENCE

Please provide contact information for a referee at your employer:

Name:	
Address:	
Telephone No:	
Email Address:	
Relationship to Guarantor:	

To: _____ **(landlord)**
c/o the Landlord's Managing Agent, **Octopus Residential Limited.**

Details of Tenancy (to be completed by Octopus Residential Ltd)

Name of Individual Tenant:	
Address of property let:	
Date(s) of tenancy:	
Rent:	

"Share of Rent": the proportion of the Rent that would be due from any one tenant if the Rent for the whole property were divided by the number of tenants, and each tenant were only liable to pay his or her equal share of the Rent, and not the whole.



**Octopus
Residential**

Guarantee (to be completed by Guarantor)

To: Octopus Residential Limited, the Landlord's Managing Agent

In return for your granting the above tenancy I now give you this guarantee as to the payment by _____ (the individual tenant) to you of his/her Share of Rent and the performance and observance by his/her terms of the Tenancy Agreement upon the following conditions:

1. If the Individual Tenant fails to pay his/her Share of Rent for the period of one month. I will upon receiving a written request from you, the managing agent, pay the Share of Rent that is in arrear.
2. I shall not be liable to make good any arrears of rent caused by the default of any other Tenant who has not paid his/her Share of Rent.
3. My liability for Rent under this Guarantee shall not exceed the Individual Tenant's Share of Rent.
4. Nothing in this Guarantee removes the Individual Tenant's joint and several liability for the whole Rent.
5. If the Tenant defaults in the performance or observance of any of the provisions on his part contained in the Tenancy Agreement, I agree to pay to you all losses, damages, expenses and costs that you shall be entitled to recover by reason of his/her default, to the extent to which you are unable to recover them from the Tenant, upon the following conditions:
 - a) If the Individual Tenant can prove that the default was not caused by him/her but by one of the other tenants, I shall have no liability under this Guarantee; and
 - b) In any event, my liability shall be limited to a proportionate share of the losses, damages, expenses and costs that you, the Landlord's Managing Agent, shall be entitled to recover from the Tenant, such proportion to be calculated in the same manner as the Share of Rent above.
6. Nothing in this Guarantee removes the Individual Tenant's joint and several liability to the Landlord for the whole of any losses, damages, expenses and costs that you shall be entitled to recover.
7. This Guarantee shall continue for the duration of the tenancy and shall extend to the acts and defaults of the Tenant during that period. During that period I cannot revoke this Guarantee



**Octopus
Residential**

- and it shall not be discharged by my death or by the death or bankruptcy of the Tenant.
8. Without prejudice to the above clause, this Guarantee shall not be discharged by your giving the Tenant time in which to meet his rent or other indulgence in respect of his obligations under the Tenancy Agreement.
 9. If the Tenancy Agreement is assigned with your consent or terminated by agreement or by re-entry or otherwise, all future liability on my part shall cease.

I, _____, the proposed Guarantor, consent to Octopus Residential Limited storing this information, and contacting the above named people for the sole purpose of obtaining a reference.

SIGNED by the Guarantor

SIGNED:	
PRINT NAME:	
DATE	

In the presence of:

WITNESS SIGNATURE:	
WITNESS NAME:	
DATE:	