

Mr "A Landlord"  
c/o S P A C E (L&M) Ltd  
49 Wokingham Road  
Reading  
RG6 1LG

05/11/2010

Dear Mr A Landlord

**Re: "property address we have chosen"**

In consideration of your granting a tenancy of ("**property address**") to ("**the person I am guaranteeing**") I hereby agree to indemnify you against default by ("**the person I am guaranteeing**") of any of the terms and conditions of the Tenancy Agreement commencing on the "**agreed date**" including **his or her** share of the rent and the cost to repair any damage to the property during the term of the tenancy or during any further occupation of the property after the expiry of the Tenancy Agreement whether under a statutory continuation or not.

My liability is **£XXX.XX** pounds per calendar month for the rent and any other costs that may become due as per the tenancy agreement. I am only responsible for either **£XXX.XX** pounds per calendar month or the annual tenancy equivalent figure of **£XXXX.XX** pounds and any costs associated within the tenancy agreement for the term dated in the AST. I have no responsibility for any unpaid rent/damages from the other parties.

Signed ..... Witness Signed .....

Printed ..... Witness Name .....

Occupation .....

Address of Witness:

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**Please can you ensure you have signed the document  and enclosed your ID's**   
**Please note this information is required by the Landlord before the tenancy signing date**