

GUARANTEE DEED - PROPERTY TO SELL

BY ENTERING INTO THIS GUARANTEE YOU MIGHT BECOME LIABLE INSTEAD OF OR AS WELL AS THE RESIDENT, UNLESS :

- **AT LEAST £X,XXX.00 PER CALENDAR MONTH IS PAID MONTHLY IN ADVANCE UNTIL DD/MM/YY**
- **ALL CHARGES IN EXCESS OF £X,XXX.00 PER CALENDAR MONTH ARE PAID IN FULL BY DD/MM/YY**

YOU MAY WISH TO SEEK INDEPENDENT LEGAL ADVICE BEFORE ENTERING INTO THIS GUARANTEE.

THIS DEED IS MADE ON _____

BETWEEN:-

- (1) Guarantor (“the Guarantor”) and
- (2) Rodwell House Limited Company Registration Number 05849911 whose registered office is at Rodwell House, Row Town, Addlestone, Surrey, KT15 1HH (“the Provider”)

RECITALS

1. Mrs XX XXX moved into Rodwell House Suite XX on dd/mm/yy.
2. The Guarantor has agreed with the Provider to enter into this Guarantee Agreement.

DEFINITIONS AND INTERPRETATIONS

In this Guarantee Agreement:-

- A. “Guaranteed Obligations” means all monies, debts and liabilities of any nature from time to time due, owing or incurred by the Resident to the Provider on any current or other account under or in connection with any present or future services provided by the Provider to the Resident arising out of any agreement or otherwise.
- B. “Resident” means Mrs XX XXX.

The Guarantor[s] **JOINTLY** and **SEVERALLY COVENANT[S]** with the Provider and without the need for any express assignment with all its successors in title as follows:

1. The Guarantor guarantees to the Provider that the Resident shall pay the Guaranteed Obligations and if the Resident fails to pay any of these obligations, the Guarantor shall pay or observe and perform them.
2. The Guarantor as principal obligor and as a separate and independent obligation and liability from his or her obligations and liabilities under clause 1, agrees to indemnify and keep indemnified the Provider in full and on demand from and against all and any losses, costs, claims, liabilities, damages, demands and expenses suffered or incurred by the Provider arising out of, or in connection with, any failure of the Resident to perform or discharge any of its obligations or liabilities.
3. The Guarantor’s liabilities and obligations arise immediately on the date of this Deed but the Provider agrees that it will only enforce the provisions of this agreement against the Guarantor if any of the following applies:
 - a. The property owned by the Resident as at the date of this Deed has been sold and the total sum of the cumulative Guaranteed Obligations has not been paid in full within seven days of the completion date of the sale.
 - b. Until dd/mm/yy, at least £X,XXX.00 per calendar month of the cumulative Guaranteed Obligations has not been paid to the Provider by the first day of each calendar month, or;
 - c. By dd/mm/yy, the total sum of the cumulative Guaranteed Obligations has not been paid in full.
4. This guarantee is freely assignable or transferable by the Provider but the Guarantor may not assign any of his or her rights and may not transfer any of his or her obligations under this guarantee.

5. The liability of the Guarantor under this guarantee shall not be reduced, discharged or otherwise adversely affected by:
- a. Any time or indulgence granted by the Provider to the Resident or any neglect or forbearance of the Provider in enforcing the payment of the Guaranteed Obligations or any of the Resident's covenants or other terms of any agreement.
 - b. Any variation of the terms of any agreement between the Resident and the Provider.
 - c. Any other act or thing by which but for this provision the Guarantor[s] would have been released
6. This guarantee and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by, and construed in accordance with, the law of England and Wales. The parties to this guarantee irrevocably agree that, subject as provided below, the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim that arises out of or in connection with this guarantee or its subject matter or formation (including non-contractual disputes or claims). Nothing in this clause shall limit the right of the Provider to take proceedings against the Guarantor in any other court of competent jurisdiction, nor shall the taking of proceedings in any one or more jurisdictions preclude the taking of proceedings in any other jurisdictions, whether concurrently or not, to the extent permitted by the law of such other jurisdiction.

SIGNED and DELIVERED

as a **DEED** by the said Guarantor

in the presence of:-

Witness's signature:

Witness's name:

Address:

Occupation:

SIGNED and DELIVERED

as a **DEED** by the said

in the presence of:-

Witness's signature:

Witness's name:

Address:

Occupation: