

To whom it may concern,

I write to confirm that The Institute of Cancer Research (the ICR) will act as rent guarantor for the Tenant at the Property shown below, in accordance with the following terms.

Guarantor: The Institute of Cancer Research

Address: 123 Old Brompton Road, London SW7 3RP

Email address: guarantor@icr.ac.uk

Relationship to tenant: Registering higher education provider

Landlord: SAMPLE ONLY

Address: SAMPLE ONLY

Email address: SAMPLE ONLY

Landlord's agent (if relevant): SAMPLE ONLY

Address: SAMPLE ONLY

Email address: SAMPLE ONLY

Tenant: SAMPLE ONLY

Property: SAMPLE ONLY

Proposed tenancy commencement date: SAMPLE ONLY

Tenancy Agreement: The tenancy agreement in relation to the Property made between the Landlord and the Tenant for a term of no more than SAMPLE ONLY months commencing on the Commencement Date. A copy of the Tenancy Agreement is attached to this Guarantor Agreement.

Commencement Date: The Tenancy Agreement shall commence on: SAMPLE ONLY

Principal Rent: £ SAMPLE ONLY per month

Payment Date: SAMPLE ONLY of each month, commencing on SAMPLE ONLY

1. The ICR hereby agrees with the landlord that in the event of default of payment of the Principal Rent by the Tenant under the terms of the Tenancy Agreement it will pay to the Landlord the Principal Rent due from the Tenant only. For the purposes of this agreement "**Principal Rent**" is defined as the rent that is due from the Tenant to the Landlord for that month only, up to a maximum of £1,200, and which shall not include any interest, penalties, fees, or other charges.

2. The ICR will make payment within 30 days of the correct notice being given by the Landlord to the ICR as per the terms and conditions of the ICR Rent Guarantor Scheme appended and in accordance with clause 9 below.
3. The total amount recoverable from ICR under this agreement shall not exceed £14,400 at any time.
4. In the event of multiple occupancy under the Tenancy Agreement, the ICR shall exclusively act as guarantor for rent due by the Tenant identified above.
5. Each party will pay their own costs, fees or expenses in enforcing this guarantee and the obligations of the Tenancy Agreement whether court proceedings are taken or not.
6. This agreement relates to the fixed term of the Tenancy Agreement (of no more than 52 weeks from the Commencement Date) only.
7. This guarantee will automatically terminate once the fixed term of the Tenancy Agreement expires and ICR shall have no further liability under it from such time. The guarantee will not continue into any extension or renewal of the tenancy beyond the fixed term.
8. The ICR may terminate this agreement on 30 days' notice to the Landlord.
9. Notice should be sent to each party by first class post or email to the postal or email address given at the top of this agreement. Unless returned undelivered, notice will be deemed to have been served two working days after being posted or emailed, whether or not it is in fact received.
10. All references to the Landlord herein shall be deemed to include the Landlord's agent or any person authorised to act on the Landlord's behalf.
11. This guarantee is subject to the terms of the ICR Rent Guarantor Scheme terms and conditions, which are provided as an appendix and available on the ICR's website.
12. This agreement is subject to the law and jurisdiction of England and Wales.

Yours faithfully,

Liam Blake
Director of Finance

Appendix: ICR Rent Guarantor Scheme: terms and conditions