

Submit with this Guaranty:

- Copy of Guarantor's Driver's License.
- Past two pay stubs or proof of income.

**RESIDENTIAL LEASE GUARANTY**

This application relates to the following described lease:

Applicant(s): \_\_\_\_\_

Property: \_\_\_\_\_ Lease Term: \_\_\_\_\_ Monthly Rent: \_\_\_\_\_

Guarantor's Name (first, middle, last): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Soc. Sec. No.: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Driver License No.: \_\_\_\_\_ License State: \_\_\_\_\_

Employer: \_\_\_\_\_

Employer Address: \_\_\_\_\_

Position: \_\_\_\_\_ Start Date: \_\_\_\_\_ Salary/Hrly Rate: \$ \_\_\_\_\_

1. Payments. If any Tenant fails to make any payment under the lease, Guarantors will, upon demand, make such payment to Landlord or Landlord's agent. Payments under the lease include but are not limited to rent, late charges, returned check charges, attorney's fees, repair costs, pet charges, utility charges, reimbursements to Landlord, maintenance charges, charges for property damage, and other costs or charges specified in the lease. If Tenant otherwise breaches the lease, Guarantors will, upon demand: (a) cure the breach as the lease may require of Tenant; or (b) compensate Landlord for Landlord's loss resulting from the breach.

2. Duration and Notices. This guaranty applies when the lease commences and continues until the lease ends, including any extension or renewal of the lease. Guarantors waive any rights to receive notice of any acceptance, modification, amendment, extension, renewal, or breach of the lease.

3. Joint and Several Liability. Guarantors are jointly and severally liable for all provisions of this guaranty.

4. Attorney's Fees. Any person who is a prevailing party in any legal proceeding brought under or related to this guaranty is entitled to recover attorney's fees from the non-prevailing party.

5. Severability. If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

Guarantors may request a copy of the above-referenced lease at any time from the Tenant or Manager.

Guarantors authorize Landlord and Landlord's agents to obtain a copy of Guarantors' consumer or credit reports and to verify relevant information related to each Guarantor's creditworthiness from banks, creditors, employers, existing and previous landlords, and other persons.

I have read the entire Lease, together with any Addenda, Riders and Rules and Regulations. I understand the documents and agree to all terms.

\_\_\_\_\_

Guarantor/Co-Signer Signature

\_\_\_\_\_

Date