

GUARANTOR AGREEMENT

Property Location _____

Reference Lease Agreement dated _____ I/we, hereinafter referred to as "Guarantor(s)" do unconditionally, absolutely and continually guarantee performance by Lessee of all obligations under the Lease including, but not limited to, the timely payment of the rent, any and all extensions of said lease and all other financial obligations due Owner. Guarantor(s) obligation is direct and unconditional and may be enforced without requiring Owner to first exercise, enforce or exhaust any right or remedy against Lessee. Guarantor(s) waive presentment, demand, protest and notice of acceptance, notice of demand, notice of protest, notice of dishonor, notice of default, notice of nonpayment and all other notices to which Guarantor(s) might otherwise be entitled.

Guarantor(s) acknowledge they have received, read and understand the Lease referred to above and acknowledge they have not right of occupancy to the premises, may be required to pay for rent, cleaning charges and/or damage assessments if such amounts are incurred by Tenants under the terms of said lease if Tenants fail to pay. Guarantor(s) recognize that Owner has agreed to lease the premises to Tenant only because of this guarantee and Guarantor(s) warrant that they are not involved in a pending bankruptcy and understand they are being allowed to act as Guarantor(s) because they own residential real estate at the following address(s):

In the event Tenant defaults on the payment of rent it is Guarantor(s) responsibility to make immediate payment upon written demand. If Owner must evict the tenant or sue the Tenant and/or the Guarantor(s) to enforce the terms of the agreement, Guarantor(s) authorize Owner to credit-check Guarantor(s) as needed.

Guarantor(s) agree that any suit or action brought on the Agreement shall be brought in the state or federal court sitting in the county in which the property is located and specifically agree to personal jurisdiction in such court or courts and agree to pay all costs including, but not limited to, attorney's fees incurred by Owner in enforcing said Lease Agreement. In the event Tenant defaults on the payment of rent it is Guarantor(s) responsibility to make immediate payment upon written demand

Attached is my/our credit application and fee in the amount \$ _____. In the event of any lease extensions I/we agree Owner may, at Owner's sole cost and expense, re-verify our credit.

Guarantor: _____ Date: _____

Address _____

Phone #'s _____

Guarantor: _____ Date _____

Address _____

Phone #'s _____