



Lease Guaranty/ Co-signer Agreement

This is a legally binding agreement. By signing below Guarantor is agreeing to be bound by all provisions of the rental agreement. Guarantor shares full and equal responsibility of Tenant. By signing below Guarantor agrees that they have reviewed the rental agreement and all rental documents, and has had an opportunity to question Landlord regarding any and all rental agreement provisions. If Guarantor does not understand any answer provided by Landlord, or any rental agreement provision, or any provision in this document they should seek competent legal advice.

Landlord: _____

Premises: _____

Tenant: _____

LIST ALL LEASE SIGNATORIES

In consideration for Landlord leasing the premises to Tenant, the undersigned Guarantor guarantees the performance of Tenant for all lease provisions and in the following ways:

1. If Tenant fails to make a payment for any amounts due Landlord per rental agreement terms, Guarantor will be responsible for, rent, late fees, utilities, penalties due under lease provisions, cleaning expenses, and/or damages. Guarantor understands that Landlord is not required to notify them of any lease violation and that proper notifications have been delivered to tenant. It is Guarantor's responsibility to ensure Tenant is in compliance with all lease provisions.
2. This guaranty applies when the rental agreement commences and continues until Tenant fulfills all lease obligations or rental agreement has been lawfully terminated and all costs affiliated with the termination have been fulfilled and paid in full. This guaranty includes any rental agreement extensions or renewals. Guarantor understands and agrees that they are jointly and severally liable for all lease provisions.
3. Guarantor understands and agrees that they may be responsible for all costs of collecting amounts due to Landlord. These costs of collecting may include, but are not limited to, attorney fees, court costs, interest, collection agency fees of up to 50% of the amount owed. These authorized collection agency fees are actual costs incurred which result in a monetary loss due to a failure to perform contract obligations. Example: If \$600 is owed and the collection agency charges a 50% fee, the total amount owed is \$900.
4. Guarantor signature will be notarized if their signature is not witnessed by Landlord.

Guarantor can obtain a copy of the above-referenced lease, any lease extension, lease renewal, lease modification, notice, or any other Tenant documents from the Tenant, or upon written request from Guarantor, the Landlord will provide the same.

Guarantor Signature

Date

Guarantor Printed Name

Notary Public Signature _____
State of _____ County of _____
Subscribed and Sworn before me on this _____ day of _____, 20____ (NOTARIAL SEAL)
Printed Name _____
Residing at _____
My Commission Expires _____

Name _____
City _____
State _____ Zip _____
Cell Phone _____ Alternate Phone _____
Social Security Number _____ Date of Birth _____

Relationship to Tenant (list all Tenant members that you have a relationship with):

Employer _____
Employer's Address _____
Supervisor's Name _____ Phone _____
Start Date _____ Gross Monthly Income \$ _____ Position _____

Name of Guarantor's Bank and Last four digits of account number:

Guarantor authorizes Landlord/Landlord's agent to obtain a copy of Guarantor's credit report in order to verify relevant information to determine creditworthiness from banks, creditors, employers, existing/previous landlords. This information will be confidential and used for the sole purpose of determining credit worthiness.

Guarantor Signature _____ Date

Guarantor Printed Name