

PERSONAL GUARANTEE OF RENT AND PERFORMANCE OF LEASE CONDITIONS

In consideration of the execution of the Lease Agreement for the premises located at:

by and between _____, "Landlord" and _____, "Tenant", and for valuable consideration, receipt of which is hereby acknowledged, the undersigned:

_____, herein referred to as "Guarantor", does hereby guarantee unconditionally to Landlord, Landlord's agent, and/or including Landlord's successor and assigns, the prompt payment by Tenant of the rent or any other sums which become due pursuant to the Lease Agreement, including any and all court costs or attorney's fees in enforcing the Lease Agreement.

In the event of the breach of any terms of the Lease Agreement by the Tenant, Guarantor shall be liable for any damages, financial or physical, caused by Tenant, including any legal fees incurred in enforcing the Lease Agreement.

This Guarantee may be immediately enforced by Landlord or Landlord's designated representative upon any default by Tenant and an action against Guarantor may be brought at any time without first seeking recourse against Tenant.

The insolvency of Tenant or nonpayment of any sums from Tenant may be deemed a default giving rise to action by Landlord or Landlord's agent against Guarantor.

If any legal action or other proceeding is brought by any party to enforce any part of this Guarantee, the prevailing party shall be entitled to reasonable attorneys fees and costs incurred.

This Guarantee does not confer a right to possession of the premises by Guarantor, and Landlord is not required to serve Guarantor with any notices to terminate or to perform covenants, including any demand for payment of rent, prior to Landlord proceeding against Guarantor for Guarantor's obligations under this guarantee.

Unless released in writing by Landlord, Guarantor shall remain obligated by the terms of this Guarantee for the entire period of the tenancy as provided by the Lease Agreement and for any extensions or holdovers granted pursuant thereto.

To verify your signature, please have this form notarized or **INCLUDE A COPY OF YOUR DRIVERS LICENSE**.

Signature of Guarantor: _____ Print Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Social Security #: _____ Drivers Lic #: _____ Date of Birth: _____

Relationship to Tenant: _____ Home Phone: _____

Employer: _____ Employer's Phone #: _____

Employer Address: _____ City: _____ State: _____ Zip: _____

Gross Monthly Income: \$ _____ Date of Signature: _____

I accept this Agreement:

_____ Date: _____

In signing this form, you hereby give Landlord the right to obtain a credit report and income verification.