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APPLICATION FOR GUARANTOR OF RESIDENTIAL LEASE AGREEMENT

This application relates to the following described lease:

Owner/Landlord(s): _____

Tenant(s): _____

Property: _____

Commencement Date: _____ Expiration Date: _____ Monthly Rent: \$ _____

(1) Guarantor's name (first, middle, last):

Address: _____

E-mail: _____ Home Phone: _____

Work Phone: _____ Mobile Phone: _____

Soc. Sec. No.: _____ Driver License No.: _____ in _____ (State)

Date of Birth: _____ Marital Status: _____ Citizenship: _____ (Country)

Height: _____ Weight: _____ Eye Color: _____ Hair Color: _____

Employer: _____

Employer's Address: _____

Supervisor's Name: _____ Phone: _____ Fax: _____

Start Date: _____ Gross Monthly Income: \$ _____ Position: _____

(2) Guarantor's name (first, middle, last):

Address: _____

E-mail: _____ Home Phone: _____

Work Phone: _____ Mobile Phone: _____

Soc. Sec. No.: _____ Driver License No.: _____ in _____ (State)

Date of Birth: _____ Marital Status: _____ Citizenship: _____ (Country)

Height: _____ Weight: _____ Eye Color: _____ Hair Color: _____

Employer: _____

Employer's Address: _____

Supervisor's Name: _____ Phone: _____ Fax: _____

Start Date: _____ Gross Monthly Income: \$ _____ Position: _____

Guarantors submit the following non-refundable fee(s) for processing and reviewing this application:

\$_____ for (1) Guarantor and \$_____ for (2) Guarantor.

Guarantors authorize Owner and Owner'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 Owners, and other persons.

Guarantor's Signature Date

Guarantor's Signature Date

GUARANTEE OF RESIDENTIAL TENANCY AGREEMENT

In consideration for the Landlord leasing the Property to the Tenant, the undersigned Guarantors guarantee the performance of all tenants under the lease described below.

Owner/Landlord(s): _____

Tenant(s): _____

Property: _____

Commencement Date: _____ Expiration Date: _____ Monthly Rent: \$_____

IT IS UNDERSTOOD AND AGREED that the undersigned Guarantor directly and unconditionally (jointly and severally, if more than one) guarantees to Owner:

If Tenant fails to make any payment under the lease the Guarantors will, upon demand make such payment to the Landlord or Landlord's agent. Payments under the lease include but are not limited to all monetary obligations including but not limited to rent, late charges, attorney's fees, maintenance fees, utility charges and other charges or debts due from the Tenant(s) to Owner including any increases or adjustments thereof, during the term of said Residential Tenancy Agreement and during any month-to-month or other holdover term or period during which the said Tenant(s) occupy the leased premises. If Tenant otherwise breaches the lease, Guarantors will, upon demand: (1) cure the breach as the lease may require of the Tenant; and/or (2) compensate Landlord for Landlord's loss resulting from the breach.

THE UNDERSIGNED GUARANTOR FURTHER UNDERSTANDS AND AGREES AS FOLLOWS:

A. This Guarantee shall be continuing and shall bind the Guarantor, his respective personal representatives, heirs, successors or assigns. This guaranty applies when the lease commences and continues until the lease ends, including any extension or renewal of the lease. Guarantors will be liable under any renewal or extension of the lease so long as the renewal involves the above listed Tenant. Guarantors waive any rights to receive notice of any acceptance, modification, amendment, extension, renewal, or breach of the lease.

B. The undersigned Guarantor expressly recognizes that he/she/they is/are not an occupant(s) under the Residential Tenancy Agreement, he/she/they shall not occupy the premises in any manner or fashion whatsoever, and that the Owner may enforce any and all rights under said Residential Tenancy Agreement against the Tenant(s) and send any notices required or permitted pursuant to said Residential Tenancy Agreement or law to said Tenant(s) without notifying the undersigned Guarantor in any manner.

D. Owner shall have the sole right to determine the application of payments and credits, if any, whether derived from Tenant(s) or any other source, including the undersigned Guarantor, and this Guarantee shall apply to and secure any debt or balance thereof that shall remain owing to Owner.

E. The undersigned Guarantor agrees that payment or other performance under this Guarantee shall not constitute or create any other legal relationship between the Guarantor and Owner, and specifically shall not render the Guarantor a Tenant of the property nor create any other rights in favor of Guarantor against Owner with respect to the leased premises or otherwise.

F. This Guarantee shall extend to any person, firm, partnership, corporation or other entity to which or to whom Owner may transfer or assign the aforesaid Residential Tenancy Agreement or premises, or any part or rights of Owner thereunder.

G. The Agreement herein on the part of the Guarantor is an independent covenant of the Guarantor, and is not conditioned on any other performance, which may be required by Owner under the guaranteed Residential Tenancy Agreement or otherwise owed to Tenant(s). Owner is not required to first seek enforcement under the Residential Tenancy Agreement before seeking enforcement of this Guarantee.

H. If any provision of this Guarantee is determined by Court competent jurisdiction to be unenforceable, only that provision shall be invalid, and all other provisions of this Guarantee shall remain in full force and effect, as if the invalid provision did not exist.

I. This Guarantee shall not be construed more or less favorable to one party or the other due to the fact that one party and not the other thereof drafted the Residential Tenancy Agreement, this Guarantee, or any provisions.

K. This Guarantee represents the entire agreement of the parties, and may not be modified except in writing signed by the Owner/Landlord.

Guarantors may request a copy of the lease from the Tenant or the Landlord prior to signing this agreement.

Guarantor's Signature

Date

Printed Name

Date

Guarantor's Signature

Date

Printed Name

Date