RESIDENTIAL RENTAL AGREEMENT

LEASE GUARANTY

Lessor/Landlord: Real Estate Management Company

Lessee/Tenant: _____

Rental unit address: _____

The undersigned guarantor whether a lessee/tenant or another party hereby confirms the following:

1. I acknowledge that I have read and understand the terms of the residential rental agreement which the above lessee/tenant is about to enter into or has already entered into for the above address.
2. I agree to accept responsibility, both jointly and severally, with the lessee/tenant, whether one or more, and any subsequent tenants and/or any other guarantors for all debts incurred by the lessee/tenant under the above referenced residential rental agreement and any subsequent residential rental agreements by any of the above lessees/tenants at the above address.
3. I agree to be bound by the terms of the residential rental agreement as relates to unpaid debt after the termination of the tenancy.
4. I acknowledge that discharge by bankruptcy or any other means except payment in full of any debts incurred by the lessee/tenant will not relieve guarantor of any responsibility for any debts incurred by the lessee/tenant that are covered by this guaranty.
5. This guaranty is non-revocable.
6. I authorize credit inquiries at any time and verification and release of the following information and any additional information acquired as a result of this guaranty.
7. I waive notice of any breach of the residential rental agreement by lessee.
8. A lessee/tenant guarantor is not released as a guarantor with the lessee/tenant's termination of the tenancy.
9. Lessor/landlord may release any guarantor from liability to lessor and/or any other guarantors without releasing all guarantors.
10. In consideration for this guaranty:
    a. Lessor/landlord will agree to enter into the above referenced residential rental agreement. Or
    b. Lessor/landlord will refrain from action to terminate the tenancy of the above referenced residential rental agreement at this time. Lessor/landlord may proceed with such action at a later date if deemed necessary.

_____	_____
signature, guarantor date	signature, guarantor date
Name: _____	Name: _____
SSN: _____	SSN: _____
Address: _____	Address: _____
CSZ: _____	CSZ: _____
Phone: _____	Phone: _____