

RESIDENTIAL LEASE GUARANTY

A. Lease Description. In consideration for Lessor's leasing the Property to Lessee, the undersigned Guarantors guarantee the performance of all Lessees under the lease described below.

Lessor(s): _____

Lessee(s): _____

Property: _____

Commencement Date: _____

Expiration Date: _____

Monthly Rent: _____

B. Payments. If any Lessee fails to make any payment under the lease, Guarantors will, upon demand, make such payment to Lessor or Lessor's agent. Payments under the lease include but are not limited to rent, late charges, returned check charges, attorney's fees, repair costs, pet charges, utility charges, reimbursements to Lessor, maintenance charges, charges for property damage, and other costs or charges specified in the lease. If Lessee otherwise breaches the lease, Guarantors will, upon demand: (1) cure the breach as the lease may require of Lessee; or (2) compensate Lessor for Lessor's loss resulting from the breach.

C. Duration and Notices. This guaranty applies when the lease commences and continues until the lease ends, including any extension or renewal of the lease. Guarantors waive any rights to receive notice of any acceptance, modification, amendment, extension, renewal, or breach of the lease.

D. Joint and Several Liability. Guarantors are jointly and severally liable for all provisions of this guaranty.

E. Attorney's Fees. Any person who is a prevailing party in any legal proceeding brought under or related to this guaranty is entitled to recover attorney's fees from the non-prevailing party.

F. Severability. If any term of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable, then this Agreement, including all of the remaining terms, will remain in full force and effect as if such invalid or unenforceable term had never been included.

G. Application to Verify Creditworthiness. Guarantors _____ will _____ will not submit an application which authorizes Lessor or Lessor's agent to verify information related to Guarantors' creditworthiness.

