

Landlord: _____

Tenant: _____

Property Address: _____

Rental Agreement Dated: _____

The undersigned Co-signer agrees unconditionally, absolutely, and continually to guarantee the performance by the Tenant of all obligations under the Rental Agreement or any extensions or renewals, including, but not limited to, the timely payment of rent, fees, utility or service charges, damages to property, late fees, legal fees, and collection costs. The liability of Co-signer is direct and unconditional and may be enforced without requiring Landlord first to exercise, enforce, or exhaust any right or remedy against Tenant. Co-signer waives presentment, demand, protest, and notice to which Co-signer might be entitled.

If the Rental Agreement is for a month-to-month tenancy, Co-signer may terminate this guaranty at any time after six months from the date above by giving Landlord sixty days written notice of intent to terminate. If the Rental Agreement is for a specified term, Co-signer may not terminate this guaranty before the end of the specified term. Co-signer is liable for obligations incurred by tenant prior to the effective date of the termination of this guaranty.

Co-signer acknowledges that Landlord has relied on this guaranty agreement in renting Premises to Tenant, that Co-signer's continuing guaranty is material to Landlord's continuing to rent to Tenant, and that termination of this guaranty by Co-signer may result in Landlord terminating the tenancy.

Co-signer agrees that any action brought on this Agreement may be brought in any state or federal court sitting in the county in which the Property is located. Co-signer agrees to personal jurisdiction in such court. Co-signer agrees to pay all costs, attorney fees, and collection costs incurred by Landlord in enforcing this Agreement.

Co-signer

Date Signed