Rental Professionals
LEASE AGREEMENT GUARANTY

A. **Consideration for Lease**. In consideration for Rental Professionals' ("Landlord") leasing the Property to the Tenant(s) and upon execution of the Rental Contract for the rental property located at _____ _____ ("Property") the undersigned Guarantor(s) guarantees the performance of any and all of the following Tenant.

Tenant(s): _____

B. **Payments**. If any Tenant fails to make any payment under the lease, Guarantor(s) will, upon demand, make such payment to Landlord or Landlord's agent. Payments under the lease include but are not limited to rent, cleaning charges, tenant caused damages, late fees, returned check charges, attorney's fees, court costs, pet charges, unpaid utility charges, reimbursements to Landlord, and other costs or charges specified in the lease. If Tenant otherwise breaches the lease, Guarantor(s) will, upon demand: (1) cure the breach as the lease may require of Tenant; or (2) compensate Landlord for Landlord's loss resulting from the breach.

C. **Duration and Notices**. This Agreement applies when the lease commences and continues until the lease ends, including any extension or renewal of the lease. Guarantor(s) may obtain notice of any acceptance, modification, amendment, extension, renewal, or breach of the lease from Guarantee (Tenant) or by providing a written request to Landlord for such information.

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

E. **Attorney's Fees**. Any person who is a prevailing party in any legal proceeding brought under or related to this Agreement 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**. Guarantor(s) will submit (as Page 2 of this document) an application which authorizes Landlord or Landlord's agent to verify information related to Guarantor(s) creditworthiness, a valid Social Security Number, copy of photo identification and two most recent paystubs or tax return if retired or self-employed.

This Agreement constitutes a legally binding contract enforceable by law. The undersigned signs as unconditional Guarantor(s) on any Lease Agreement as executed by said Tenant(s).

_____
Guarantor's Signature Date

_____
Printed Name

Notary Public Signature _____
State of _____County of _____
Subscribed and Sworn before me on this _____ day of _____, 20__ (NOTARIAL SEAL)
Printed Name _____
Residing at _____
My Commission Expires _____

APPLICATION FOR GUARANTOR OF LEASE AGREEMENT

Guarantor Information:

Name (Print): _____

Soc. Sec. No.: _____ Date of Birth: _____

Address: _____

Email Address: _____

Home Phone: _____ Work Phone: _____ Mobile/Pager: _____

Employer: _____

Employer's Address: _____

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

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

Name of Guarantor'(s) bank and last four digits of account number:_____

Guarantor(s) authorize Landlord and Landlord's agents to obtain a copy of Guarantor(s) credit reports and to verify relevant information related to each Guarantor(s) creditworthiness from banks, creditors, employers, existing and previous landlords, and other persons. This information will be held confidential and will be used for the sole purpose of determining creditworthiness.

_____

Guarantor's Signature Date

_____

Printed Name