Alliance Property Management 2621 W College, Suite D, Bozeman, MT 59718 Phone: 406-585-0880 Fax: 406-585-1116

Email: info@alliancepropmgmt.com RENTAL CONTRACT GUARANTY

A. Consideration for Lease. In consideration for Landlord's leasing the Property to the Applicant(s) and upon execution of the Rental Contract for the rental property located at the undersigned Guarantor(s) guarantees the performance of any and all of the following applicants. Applicants(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, any 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) 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 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. There is a \$40.00 application fee for each guarantor. Co-signer applications will not be accepted without above information.
This Agreement constitutes a legally binding contract enforceable by law. The undersigned signs as unconditional Guarantor(s) on any Rental Contract as executed by said Applicant(s).
Guarantor's Signature Date
Printed Name
Notary Public Signature
State ofCounty of
Subscribed and Sworn before me on this day of, 20_ (NOTARIAL SEAL)

Residing at ______My Commission Expires _____

APPLICATION FOR GUARANTOR OF RENTAL CONTRACT **Guarantor Information:** Name (Print): Soc. Sec. No.: Date of Birth: Home Phone: _____ Mobile/Pager: _____ Email address: Employer: Employer's Address: Supervisor's Name: Phone: Fax: _____ Start Date: _____ Gross Monthly Income: \$_____ Position: _____ If Guarantee is paying applicant a monthly allowance/rent enter amount per month: Guarantors submit the following non-refundable fee(s) for processing and reviewing this application: \$40.00 for each Guarantor. 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.

Date

Guarantor's Signature

Printed Name