

Alliance Property Management
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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 of _____ County of _____
Subscribed and Sworn before me on this _____ day of _____, 20__ (NOTARIAL SEAL)
Printed Name _____
Residing at _____ My Commission Expires _____

