

Topher Realty, LLC

62 S. Last Chance Gulch Suite 3, Helena MT 59601

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Third Party Guaranty

Completion of this Guaranty form does not automatically approve you as a co-signer it is a PART of the co-signer application. This form must be completed including being notarized and the \$40 non-refundable fee MUST be paid either online with a co-signer application or with submission of this form.

For the purpose of the provisions within this enclosure, "I," "me" or "my" means the person or Guarantor signing below and "you" or "your" means Topher Realty, LLC and/or the Landlord, Owner, or Owner's Agent. This rider is attached to and made an integral part of the Rental Application and Rental Agreement for the following named Applicant(s): _____ (INSERT APPLICANT(S) NAME).

In consideration of your lease of the Premises to the Applicant(s), I hereby guaranty, and agree to be jointly and severally liable for, any or all of the Applicant(s) liability to you arising as a result of the Rental Agreement. I further expressly guaranty payment of the rent, any damages, cleaning expenses, unpaid utilities, fees, fines, exemplary or punitive damages, costs, administrative charges, including without limitation attorney's fees, court costs, or any other liability incurred and full performance of the Rental Agreement including any extensions, renewals, modifications or amendments thereto.

While agreeing to be bound by all terms and conditions of the Rental Agreement, I specifically and irrevocably waive all possessionary rights to the Premises for the entire term of the Rental Agreement, including all extensions thereto. The Guarantor's liability will remain in force for the term of the Rental Agreement and subsequent agreements, unless the Tenant wishes to show his ability to handle his own tenancy, without a Guarantor. This will require the Tenant to re-submit an application and qualify independently based on the criteria listed in the Rental Application.

This guaranty constitutes a legally binding contract enforceable by law. The undersigned co-signs as unconditional Guarantor on any Rental Agreements executed by the Applicant(s). The undersigned specifically authorizes and directs any and all persons or entities named by Guarantor herein to receive, provide, and exchange with Topher Realty, LLC, it's principals, agents and employees, any information pertaining to me, including but not limited to confidential information pertaining to my credit and payment history, the opinions and recommendations of my personal and employment references, my rental history, my criminal history, my driving record, my military background, my civil listings, my educational background, and any professional licenses.

I understand that I have the right to make written request within a reasonable period of time to the "Service Provider" for additional information concerning the nature and scope of investigation. I acknowledge that I have voluntarily provided the information on this form for the purpose of securing housing, and I have carefully read and I understand this authorization.

Guarantor's Information: (Please Print)

Name: _____ SSN: _____

Physical Address _____ City _____ State _____

Email: _____ Date of Birth _____

Phone: _____

Signature: _____ Date _____

DO YOU HAVE A FREEZE ON YOUR CREDIT REPORT? _____ **YES** _____ **NO**

Notary Public Signature _____

State of _____ County of _____

(NOTARIAL SEAL)

Subscribed and Sworn before me on this _____ day of _____, 20__

Printed Name _____

My Commission Expires _____