LEASE GUARANTY

Co-Signer Agreement

This Lease Guaranty (the "Guaranty") is made on _____ by _____ ("Guarantor") for the benefit of _____ ("Landlord"). Guarantor signs this Guaranty to induce Landlord to rent the property at _____ (the "Property") to _____ ("Tenant") under the lease dated _____ (the "Lease"). Guarantor understands that Landlord is relying on this Guaranty in entering into the Lease.

1. THE LEASE

Lease term starts: _____ Lease term ends: _____

Monthly rent: _____ Lease dated: _____

2. GUARANTOR'S CONTACT INFORMATION

Name: _____ Mailing address: _____

Phone: _____ Email: _____

3. WHAT GUARANTOR GUARANTEES

Check one:

☐ Guarantor guarantees that Tenant will pay and perform all of Tenant's obligations under the Lease when due, including rent, late fees and other charges the Lease allows, and the cost of repairing damage to the Property beyond normal wear and tear, to the extent Tenant owes those amounts under the Lease and applicable law.

☐ Guarantor guarantees only that Tenant will pay the rent due under the Lease when due. Guarantor is not responsible under this Guaranty for late fees, other charges or damage to the Property.

If Tenant does not pay or perform a guaranteed obligation when due, Guarantor will pay or perform it within 10 days after Landlord's written demand. Landlord does not have to sue Tenant or use the security deposit first. Guarantor is responsible only for amounts Tenant actually owes under the Lease, and any payment by Tenant or Guarantor reduces what is owed.

4. LIMIT ON GUARANTOR'S LIABILITY

Guarantor's total liability under this Guaranty will not exceed $_____. (Write "no cap" if the parties agree to no dollar limit.)

5. HOW LONG THIS GUARANTY LASTS

Check one:

☐ This Guaranty covers the original term of the Lease only. It does not cover any renewal, extension or new lease, or any month-to-month tenancy after the original term ends, unless Guarantor signs a new guaranty or agrees in writing. Guarantor stays responsible for obligations that arose during the original term even if Landlord asks for payment after the term ends, such as unpaid rent or move-out damage.

☐ This Guaranty covers the original term of the Lease and any renewal or extension of the Lease between Landlord and Tenant, including one at a changed rent. Landlord will send Guarantor a copy of any written renewal or extension. Guarantor may stop this Guaranty from covering future renewals or extensions by giving Landlord written notice before the renewal or extension takes effect. Guarantor stays responsible for obligations under the Lease term in effect when Landlord receives that notice.

6. COPY OF DEFAULT NOTICES

If Landlord gives Tenant a written notice of nonpayment or other default under the Lease, Landlord will send a copy to Guarantor at the mailing address or email above at about the same time.

7. GUARANTOR'S ACKNOWLEDGMENTS

- Guarantor has received and read a copy of the Lease, which is attached to this Guaranty.
- Guarantor is not a tenant under the Lease and has no right to live at or occupy the Property because of this Guaranty.
- Landlord and Tenant may not increase Guarantor's obligations by changing the Lease without Guarantor's written consent, except as Section 5 allows.
- Guarantor will tell Landlord in writing if Guarantor's mailing address or email changes.
- Guarantor signs this Guaranty voluntarily and has had the opportunity to ask questions or get advice before signing.

8. SIGNATURES

By signing below, Guarantor agrees to this Guaranty and Landlord accepts it. Each party should keep a signed copy with the Lease.

Guarantor (co-signer) signature	Date
Landlord signature	Date