

GUARANTEE OF PAYMENT

DATE: _____

I _____, THE GUARANTOR, ENTERS INTO

AN AGREEMENT TO INDUCE LANDLORD TO EXECUTE THE LEASE DATED

_____ FOR APARTMENT # _____

AT _____

TO _____

,RENTER(S).

I UNDERSTAND AND ACKNOWLEDGE THAT THE LANDLORD WOULD NOT RENT THE SUBJECT APARTMENT TO RENTER(S) UNLESS RENTER'S FULL PERFORMANCE UNDER THE LEASE IS GUARANTEED. I HEREBY GUARANTEE SUCH PERFORMANCE

This guarantee is absolute and without conditions. This guarantee will not be affected by any change in the lease including, but not limited to, lease renewals and rent increases. I also agree to be responsible for any additional charges accrued due to a delinquency of rent payments, such as late charges and legal fees. I do not have to be informed about any default by Renter. I waive notice of non-payment or any other default. If Renter defaults, Landlord may require me to perform without first demanding that Renter perform. I waive my right to trial by jury of any claim related to the lease or this guarantee. This guarantee can be changed only by written agreement signed by all parties to the lease and this guarantee. I agree to pay all legal fees and other cost and expenses the Landlord may incur in the enforcement of this guarantee.

Guarantor's Signature

Guarantor's Social Security Number

Residential Phone Number

Guarantor Residential Address

City, State & Zip

Sworn to before me this _____ day of _____ 200__

Notary Public