

GUARANTEE OF RENTAL AGREEMENT

(Co-signer)

1. In consideration of the execution of the Rental Agreement, by and between AAA Properties "Owner" and _____ "Resident;" and for valuable consideration, receipt of which is hereby acknowledged, the undersigned _____, herein referred to as Guarantor, does hereby guarantee unconditionally to Owner, Owner's agent, and/or including Owner's successors and assigns, the prompt payment by Resident of the rent or any other sums which Resident may owe pursuant to the Rental Agreement, including any and all court costs or attorneys fees incurred in enforcing the Rental Agreement. *See below for location of premises.
2. In the event of the breach of any terms of the Rental Agreement by Resident, Guarantor shall be liable for any damages, financial or physical, caused by Resident, including any and all legal fees incurred in enforcing the Rental Agreement.
3. This Guarantee may be immediately enforced by Owner or Owner's designated representative upon any default by Resident and an action against Guarantor may be brought at any time without first seeking recourse against Resident.
4. The insolvency of Resident or nonpayment of any sums due from Resident may be deemed a default giving rise to action by owner against Guarantor.
5. If any legal actions or other proceedings are brought by any party to enforce any part of this guarantee, the prevailing party shall be entitled to reasonable attorney's fees and costs incurred.
6. This Guarantee does not confer a right to possession of the premises by Guarantor, and Owner is not required to serve Guarantor with any notices to terminate or to perform covenants, including any demand for payment of rent, prior to Owner proceeding against Guarantor for Guarantor's obligations under this Guarantee.
7. Unless released in writing by owner/agent, Guarantor shall remain obligated by the terms of this Guarantee for the entire period of the tenancy as provided by the Rental Agreement and for any extensions granted pursuant thereto.
8. In the event of the terms of said Rental Agreement are modified by Resident and Owner/Agent, with or without the knowledge or consent of Guarantor, Guarantor waives any and all rights to be released from the provisions of this Guarantee and Guarantor shall remain obligated by said additional modifications and terms of the Rental Agreement.
9. Guarantor hereby consents in advance to any changes, modifications, additions or deletions of the Rental Agreement made and agreed to by Owner/Agent and Resident during the entire period of the tenancy.
10. By signing this form, I hereby give AAA Properties permission to obtain a copy of my credit report. This document will not be valid until a lease is signed by Resident and Owner/Agent.

**11. To verify signature, at your option, please provide valid identification. Options: copy of current I. D. or a notarized signature is needed.

**Guarantor's Signature: _____ Date: _____

**Original signature needed to sign Lease Agreement

Guarantor's Printed Name

**Guarantor's Address

City Zip

Telephone Home

Telephone Work

**Guarantor's Social Security Number

**Guarantor's Date of Birth

*Guarantor understands a lease will be signed for property located at any addresses below:

**1.) _____ Chico, CA

**2.) _____ Chico, CA

**3.) _____ Chico, CA

AAA Properties
P.O. Box 4724
Chico, CA 95927
aaapropertieschico.com
(530) 895-3500

**Information needed to process this form.