

**GUARANTEE OF LEASE AGREEMENT**

The undersigned "Guarantor" in consideration of the execution of the lease agreement hereinafter referred to, hereby unconditionally guarantees and promises jointly and severally to pay or perform on demand any and all debts, obligations, and liabilities of \_\_\_\_\_ "Resident," under or arising out of the lease agreement entered into by and between AAA Properties and/or its affiliated owners "Owner/Agent" and Resident for the property known as \_\_\_\_\_.

Upon the failure of Resident to perform any and all conditions of the lease agreement Guarantor will perform the same. This is a continuing guarantee, which applies to any renewal, extension, modification, or amendment of aforesaid lease agreement, without notice to Guarantor. Unless released in writing by Owner/Agent, Guarantor shall remain obligated by the terms of this guarantee for the entire period of the tenancy. Resident's occupancy of the premises is conditioned on Guarantor's continuing obligation. This guarantee does not confer a right to possession of the premises by Guarantor.

Guarantor hereby waives each and all of the following:

1. Notice of acceptance of this guarantee
2. Notice of any renewal, extension, modification, or amendment of the aforesaid lease agreement
3. Notice of Resident's default under the aforesaid lease agreement
4. The right, if any, to benefit of or to direct the application of any security held by Owner/Agent
5. The right to require Owner/Agent to proceed against the aforesaid Resident or any other liable party, or to pursue any other remedy in its power, and agrees that Owner/Agent may proceed against Guarantor directly and independently of any other party liable, and that the cessation of the liability of any other party for any reason other than full payment, shall not in any way affect the liability of Guarantor
6. Any defense of the aforesaid Resident or of any other party liable

This guarantee and the rights and obligations of the parties hereby shall be governed by and construed in accordance with California law. Guarantor hereby consents to jurisdiction by, and waives any objection to the exercise of jurisdiction by the appropriate court in the County of Butte, State of California. In the event an action is brought to enforce performance of this agreement, the prevailing party shall recover reasonable attorney's fees and court costs.

This guarantee will be valid if accepted by AAA Properties and the lease agreement is signed by Resident and Owner/Agent.

Guarantor has read the above terms and conditions and hereby agrees to be bound by them.

\_\_\_\_\_  
Guarantor's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Guarantor's Printed Name

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Email

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Guarantor's Social Security Number

\_\_\_\_\_  
Guarantor's Date of Birth

Guarantor authorizes verification of the above information and authorizes AAA Properties to obtain a credit report and agrees to furnish additional information if requested by AAA Properties.

**Please attach a valid form of identification for verification of your signature.**