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GUARANTY OF PAYMENT

**Guarantor, please fill in all blanks on this form, have it notarized and mail the original to the address listed above. Digital copies or faxes will not be accepted. If this form is altered or incomplete in any way, it will not be accepted.*

Guaranty Date: _____

Guarantor's name and address: _____

1. Reason for guaranty - I know that the Landlord would not rent the apartment to the Tenant(s) unless I guarantee Tenant's performance. I have also requested the Landlord to enter into the Lease with the Tenant. I have substantial interest in making sure that the Landlord rents the Premises to the Tenant.
2. Guaranty - I guaranty the full performance of the Lease by the Tenant(s). This Guaranty is absolute and without any condition. It includes, but is not limited to, the payment of rent and other money charges, including added rent.
3. Changes in Lease have no effect - This Guaranty will not be affected by any change in the Lease, whatsoever. This includes, but is not limited to, any extension of time or renewals. This Guaranty will bind me even if I am not a party to these changes.
4. Performance - If the Tenant(s) defaults, the Landlord may require me to perform without first demanding that the Tenant(s) perform.
5. Waiver of Jury Trial - I give up my right to Trial by Jury in any claim related to the Lease or this Guaranty.
6. Changes - This Guaranty can be changed only by written agreement signed by all parties to the Lease and this Guaranty.

Signature of Guarantor: _____ **Guarantor's Phone Number:** _____

Name of Tenant of Unit Rented: _____

Sworn to before me this
____ Day of _____, 201__

Notary _____