

## GUARANTEE OF RENTAL AGREEMENT

The undersigned (herein referred to as GUARANTOR) in consideration of the execution of the lease rental agreement hereinafter referred to, hereby unconditionally guarantees and promises to pay or perform on demand and all debts, obligations, and liabilities of \_\_\_\_\_ (Hereinafter known as RESIDENT), under or arising out of the lease agreement entered into by and between Robb Fairchild Realtor CRS and RESIDENT for the property known as \_\_\_\_\_

Upon failure of RESIDENT to perform and all conditions of the lease rental agreement which include, but are not limited to, payment of rent and payment of damage and/or cleaning fees in excess of the security deposit, GUARANTOR will perform the same. This is a continuing guarantee, which applies to and renewal, extension, modification, or amendment of aforesaid lease rental agreement, without notice to GUARANTOR. GUARANTOR specifically acknowledges that Resident's occupancy of the premises is conditioned on GUARANTOR'S continuing obligation. \_\_\_\_\_ (Initial)

GUARANTOR hereby waives each and all of the following:

- ( a ) Notice of acceptance of this guarantee
- ( b ) Notice of any renewal, extension, modification, or amendments of the aforesaid lease rental agreement
- ( c ) Notice of RESIDENT(s) default under the aforesaid lease rental agreement
- ( d ) The right, if any, to benefit of or to direct the application of any security help by Robb Fairchild Realtor CRS
- ( e ) The right to require Robb Fairchild Realtor CRS to proceed against the aforesaid RESIDENT or any other party Liable, or to pursue any other remedy in its power, and agrees that Robb Fairchild Realtor CRS may proceed against GUARANTOR directly and independently of any other party liable, and that the cessation of the liability for any other party for any reason other than full payment, shall not in any way affect the liability of GUARANTOR.

This guarantee shall be valid only upon is acceptance by Robb Fairchild Realtor CRS in Chico, California. 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 the 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.

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### THIS SECTION TO BE COMPLETED BY GUARANTOR

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*I have read the above terms and conditions and hereby agree to be bound by them.*

Date: \_\_\_\_\_ Signature of Guarantor: \_\_\_\_\_

Name: \_\_\_\_\_ Social Security #: \_\_\_\_\_

Telephone (\_\_\_\_) \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Address: \_\_\_\_\_

Driver's License #: \_\_\_\_\_

Employment: \_\_\_\_\_ Income \$ \_\_\_\_\_ mo/yr

Business Address: \_\_\_\_\_

Employment Contact: \_\_\_\_\_ Phone: \_\_\_\_\_

Guarantor hereby authorizes verification of the above information including the obtaining of a credit report and agrees to furnish additional credit references on request. Owner/Agent is authorized to obtain a credit report now and in the future.

Instructions: We must have verification of your signature. This can be accomplished by either having this form Notarized or by sending a copy of your current Driver's License with your valid signature. Any alterations of this form will deem it invalid.



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