



GUARANTOR AGREEMENT

RESIDENT NAME: _____

GUARANTOR(S) NAME: _____

LANDLORD: Hendley Properties

LEASE DATES: _____

The resident named above desires to enter into a lease agreement with Hendley Properties.

Hendley Properties requires a guarantor to enter into a lease agreement as security.

The resident and guarantor will be jointly responsible for the residents' portion of the rent.

RENT: \$ _____

The Guarantor and the Resident will be obligated to:

- Complete a rental application and qualify according to the standards of the community.
- Ensure prompt payment of rent and other charges associated with the lease.
- Ensure that all utility accounts associated with the rental unit are kept in good standing.
- Adhere to the conditions of the lease and the rules/regulations of Hendley Properties.
- All remedies against the resident shall apply to the guarantor as well.

If the resident or the Guarantor are in violation of the Lease or if the lease is not fulfilled in its entirety:

- Both Guarantor and Resident may be named in any and all court proceedings, and both shall be subject to any judgments from court proceedings.
- Both guarantor and resident will be named on accounts turned over to collection agencies and will be responsible for collection fees.
- Guarantor will agree to pay reasonable attorney fees associated with the enforcement of the lease.

It is not necessary for the Guarantor to sign the LEASE or be named in the LEASE.

This guaranty applies to the Lease and the above lease dates. The guarantor is also continuous if the resident renews for an additional leasing term. The lease may be extended or renewed and shall be subject to and covered by this guarantor without further notice, authorization or signature of the Guarantor.

NOTE: PLEASE RETURN A PHOTO ID WITH THE GUARANTOR AGREEMENT.

Resident Signature: _____

Guarantor Signature: _____

SSN #: _____

Phone #: _____ Work #: _____

Place of Employment: _____

Permanent Mailing Address: _____
