

Sundance Properties
2599 Widgeon Lane Durham, CA 95938
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PERSONAL GUARANTEE OF RENT AND PERFORMANCE OF LEASE CONDITIONS

(Referred in the Uniform Rental Policies Statement as "Co-Signer")

In consideration of the execution of the Rental Agreement for the premises located at _____
_____ by and between "Sundance Properties" 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 successor and assigns, the prompt payment by Resident of the rent or any
other sums which become due pursuant to the Rental Agreement, including any and all court costs or attorney's fees in enforcing
the Rental Agreement..

1. 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.

2. This Guarantee may be immediately enforced by Owner/Agent upon any default by Resident and an action against Guarantor may be
brought at any time without first seeking recourse against Resident.

3. The insolvency of Resident or nonpayment of any sums due from Resident may be deemed a default giving rise to action by
Owner/Agent against Guarantor.

4. 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 attorneys' fees and costs incurred.

5. This Guarantee does not confer a right to possession of the premises by Guarantor, and Owner/Agent 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/Agent
proceeding against Guarantor for Guarantor's obligations under this Guarantee.

6. 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.

7. In the event 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.

8. 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.

To verify your signature, please have this form notarized or **INCLUDE A COPY OF YOUR DRIVER'S LICENSE.**

Signature of Guarantor: _____ Print Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Social Security #: _____ Driver's Lic. #: _____ Date of Birth: _____

Relationship to Tenant: _____ Home Phone: _____

Employer: _____ Employer's Phone #: _____

Employer Address: _____ City: _____ State: _____ Zip: _____

Gross Monthly Income: \$ _____ Date of Signature: _____

In signing this form, you hereby give Sundance Properties the right to obtain a credit report and income verification.