

**Sundance Properties**

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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..

In the event of the breach of any terms of the Rental Agreement by the Resident, Guarantor shall be liable for any damages,  
financial or physical, caused by Resident, including any legal fees incurred in enforcing the Rental Agreement.

This Guarantee may be immediately enforced by Owner or Owner's designated representative upon any default by Resident and an  
action against Guarantor may be brought at any time without first seeking recourse against Resident,

The Insolvency of Resident or nonpayment of any sums from Resident may be deemed a default giving rise to act on by Owner or  
Owner's agent against Guarantor.

If any legal action or other proceeding is brought by any party to enforce any part of this Guarantee, the prevailing party shall be  
entitled to reasonable attorneys fees and costs incurred.

The Guarantee does not confer a right to possession of the premises by Guarantor, and owner 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 proceeding against  
Guarantor for Guarantor's obligations under this guarantee.

Unless released in writing by Owner, 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 or holdovers granted pursuant thereto.

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.