

LANDLORD

TENANT

TENANT

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GUARANTY OF PAYMENT
Guarantor and address:

Date of Guaranty:.....

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1. **Reason for guaranty:** I know that the Landlord would not rent the Apartment to the Tenant unless I guaranty Tenant's performance. I have also requested the Landlord to enter into the Lease with the Tenant. I have a 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. This Guaranty is absolute and without any condition. It includes, but is not limited to, the payment of rent and other money charges.
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. The Guaranty will bind me even if I am not a party to these changes.
4. **Waiver of notice:** I do not have to be informed about any default by Tenant. I waive notice of nonpayment or other default.
5. **Performance:** If the Tenant defaults, the Landlord may require me to perform without first demanding that the Tenant perform.
6. **Waiver of jury trial:** I give up my right to trial by jury in any claim related to the Lease or this Guaranty.
7. **Changes:** This Guaranty can be changed only by written agreement signed by all parties to the Lease and this Guaranty.

Signatures

GUARANTOR _____

Witness.....

STATE OF _____, COUNTY OF _____
On 20 , before me personally
Came to me known, who,
Being by me duly sworn, did depose and say that
Deponent resides at No.
Deponent is of
the corporation described in which executed,
the foregoing instrument; that it was so affixed
by order of the Board of Directors of said corporation;
deponent signed deponent's name thereto by order.

STATE OF _____, COUNTY OF _____
On 20 , before me personally
came to me known to be the individual described in, and
who executed the foregoing instrument and
acknowledged that he executed the same.