

The undersigned hereby requests that EVERETT APARTMENTS ("Landlord") enter into a Lease ("the Lease") of that property described below with the Resident named below ("the Resident"). In the event Landlord accepts this application and enters into the Lease, the undersigned ("the Guarantor") agrees as follows:

- 1) **The Guarantor guarantees** (i) the prompt payment when due of all rent and all other charges, expenses, and costs which are or may become due under the terms of the Lease, any agreements or documents related to the Lease, and (ii) the complete and timely performance of the terms and conditions of the Lease required to be performed by the Resident.
- 2) **This guaranty extends** to any and all liability which the Resident has or may have to the Landlord, whether such liability arises before or after termination of the lease. This guaranty extends to any modifications, extensions or renewals of the Lease, and to any term established by reason of the holdover of the Resident.
- 3) **Without notice to the Guarantor**, the Landlord and the Resident may extend or renew the lease, or may modify any of the terms or conditions of the Lease, and any rules or regulations related to the Resident's obligation; or compromise, settle or extend the time of payment of any amount due from the Resident or the time of performance of any obligation of the Resident. These actions may be taken by the Landlord without discharging or otherwise affecting the obligations of the Guarantor.
- 4) **The liability of the Guarantor** is direct, immediate, unconditional and unlimited. The Landlord shall not be required to pursue any remedies it may have against the Resident or against any security deposit or other collateral as a condition to enforcement of this guaranty. Nor shall the Guarantor be discharged or released by reason of the discharge or release of the Resident for any reason.
- 5) **The Guarantor assumes** full responsibility for keeping informed of the financial condition of Resident and all other circumstances affecting Resident's ability to perform Resident's obligations under the Lease, and agrees that Landlord will have no duty to report to the Guarantor any information that Landlord receives about Resident's financial condition or any circumstances bearing on Resident's performance or Resident's ability to perform such obligations.
- 6) **Landlord may, but need not**, provide notice to Guarantor of any default in the performance of Resident's obligations under the Lease, or of any situation which, if not modified, will lead to a default. The provision of such notice in one or more instances shall not be construed to require the provision of notice in any other instance.
- 7) **A negative credit report** reflecting on Guarantor's credit may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligation.
- 8) **This Co-Signer Application** and Agreement shall be deemed to be made under and shall be governed by California law in all respects.
- 9) **The Guarantor hereby authorizes** Everett Apartments to verify all information, including running a credit report. The Guarantor represents that the following information is true:

Applicant(s) Name(s)				Address Applicant(s) Applying For			
Guarantor's Name— Last			First		M.I.	Suffix (i.e. Jr/Sr)	
DOB	Social Security #	Driver License #	State/ Exp date		Relationship to Applicant(s)		
Home Phone #		Email Address		Fax #		Cell Phone #	
Residence Address			City		State	Zip	
Mailing Address (If different from above)		City		State	Zip	Please check one : Do you: Own <input type="checkbox"/> Rent <input type="checkbox"/>	
Name of Landlord/Management Company/Mortgage Company		Phone #	Address		City	State	Zip
Name of Employer/Source of income		Total Annual Income (Proof of Income Required)		Supervisors Name	Position	How Long?	
Work Phone #	Address			City	State	Zip	

*****LEGAL PHOTO IDENTIFICATION OR NOTARIZED AGREEMENT AND PROOF OF INCOME MUST BE PROVIDED WITH COMPLETED AGREEMENT*****

I accept this application and agreement:

GUARANTOR

EVERETT APARTMENTS

(Guarantor's Signature)

(Date)

(Agent's Signature)

(Date)