

GUARANTEE OF RENTAL AGREEMENT

1. In consideration of the execution of the Rental Agreement, dated _____, for the premises located at:

Apt. #	Western Drive		
	(Street Address)		
	Santa Cruz	, CA	95060
	(City)		(Zip)

by and between J&S Investments "Owner" 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, a copy of which is attached hereto, including any and all court costs or attorneys' fees incurred in enforcing the Rental Agreement.

2. 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.
3. This Guarantee may be immediately enforced by Owner or Owners' designated representative upon any default by Resident and an action against Guarantor may be brought at any time without first seeking recourse against Resident.
4. The insolvency of Resident or nonpayment of any sums due from Resident may be deemed a default giving rise to action by Owner against Guarantor.
5. If any legal actions or other proceedings are brought by any party to enforce any part of this Guarantee, each party shall pay for their own attorneys' fees and court costs.
6. This 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.
7. 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 renewals granted pursuant thereto.
8. In the event the terms of said Rental Agreement are modified by Resident and Owner, 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.
9. Guarantor hereby consents in advance to any changes, modifications, additions, or deletions of the Rental Agreement made and agreed to by Owner and Resident during the entire period of the tenancy.

Guarantor's Signature _____ **Date** _____

Guarantor's Name (please print) _____

Guarantor's Address _____ City _____ State _____ Zip _____

Area Code _____ Home Phone _____ E-mail _____

Area Code _____ Work Phone _____