

Guarantor Rider to Lease



Terms:

All capitalized terms below are defined for use throughout this Guaranty

Resident:	Landlord:
Leased Premises:	

Reference is made to a Lease of even date ("Lease") between the "Landlord" and the "Resident" of certain premises identified in the terms above.

In consideration of the Landlord's execution of the Lease at the request of the undersigned and other valuable consideration paid, the receipt of which is hereby acknowledged, I/we hereby guarantee payment of the rent and performance of the Resident's agreements as provided in within lease.

This Guaranty shall bind the heirs, successors, assigns, representatives, and administrators of the Guarantor(s) and shall not be impaired or affected by the death of any of the Guarantor(s).

Notice of all defaults is waived, and consent is hereby given to all extensions of time that the Landlord may grant. The undersigned further covenants and agrees that this Guaranty shall remain and continue in full force and effect as to any renewal, amendment, modification, or extension of the lease.

Guarantor(s) jointly and severally, if more than one, covenant to pay all expenses, including attorney fees, which may be incurred by the Landlord or its heirs or assigns while enforcing any terms of this Guaranty.

Guarantor(s) further acknowledge that the within lease agreement is a Massachusetts Contract for the use of the demised premises and that the undersigned acknowledges that such use creates exclusive jurisdiction under Massachusetts general laws/Chapter 233A, section 3 in the Commonwealth of Massachusetts.

Guarantor Information

Name:	Date of Birth:
Phone Number:	E-mail Address:

It is very important for all Guarantors to understand the following:

1. It is the responsibility of the Resident, not the Landlord, to inform the Guarantor(s) of any change in the rent should the lease be renewed, amended, modified, or extended.
2. There is only one Lease and all Residents are responsible for fully upholding the terms therein. The Landlord does not divide rent or other responsibilities (financial or otherwise) amongst the roommates.
3. Guarantor(s) do not sign the Lease agreement and do not have any rights to the Leased Premises.
4. Each Resident that does not have a qualifying income is required to have their own Guarantor.
5. Upon termination of the Lease, any held security deposits will be applied toward outstanding balances before other attempts are made toward collecting the amounts due.

The information provided above will be used by the Landlord to verify the Guarantor's income information as well as the Guarantor's credit information through an appropriate reporting agency. By signing below, the Guarantor acknowledges the use of the information provided, understands that any legal action taken against the Resident may result in derogatory marks on their credit report, and agrees to update the Landlord with any changes in contact information (address, phone number, or e-mail address) while this Guaranty is in effect.

Guarantor: _____ Date: _____

Notary: _____ Date: _____

