



## GUARANTOR APPLICATION

A guarantor is required if the original applicant does not qualify for the property.

**If the guarantor application is not filled out completely it will be declined.** If approved, the applicant not the Guarantor will be named on the lease. There is no communication with the guarantor unless there is a default of the lease by the Resident/s.

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Guarantor's Full Name \_\_\_\_\_

Guarantor's Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Name of Original Applicant \_\_\_\_\_

Relationship to Original Applicant \_\_\_\_\_

### GUARANTOR INFORMATION

Social Security # \_\_\_\_\_ Driver's License # \_\_\_\_\_ State \_\_\_\_\_

Cell # \_\_\_\_\_ Work # \_\_\_\_\_ Email Address \_\_\_\_\_

### EMPLOYMENT HISTORY

Current Employer \_\_\_\_\_ Job Title \_\_\_\_\_

Phone # \_\_\_\_\_ Name of Supervisor \_\_\_\_\_

Monthly Salary \$ \_\_\_\_\_ Part Time/Full Time \_\_\_\_\_ Length of Employment \_\_\_\_\_

### CREDIT AND FINANCIAL INFORMATION

Checking Account Branch Location \_\_\_\_\_ Account # \_\_\_\_\_

Savings Account Branch Location \_\_\_\_\_ Account # \_\_\_\_\_

### EMERGENCY CONTACT INFORMATION

Name of Emergency Contact (not living with you) \_\_\_\_\_

Relationship \_\_\_\_\_ Phone # \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

This information will be kept in the strictest confidence & is not released to any third party, under any circumstances.

### GUARANTOR APPLICATION AGREEMENT

Guarantor applicant represents the above information to be true, correct, complete and hereby authorizes verification of the information provided. A \$25 fee is required for processing. This application fee is not refundable, even if the application is denied. Applicant understands that the landlord may terminate any rental agreement entered into for any misrepresentation made above.

X \_\_\_\_\_ Date \_\_\_\_\_

Guarantor applicant signature and acceptance of application



## GUARANTEE OF LEASE AGREEMENT

1. In consideration of the execution of the Lease Agreement, beginning \_\_\_\_\_, and any successive terms added thereto for the premises located at: \_\_\_\_\_, Davis, CA 956 \_\_\_\_\_ by and between \_\_\_\_\_ "Owner", c/o King Properties, Inc. and, \_\_\_\_\_ "Resident/s" and for valuable consideration, receipt of which is hereby acknowledged, the undersigned \_\_\_\_\_, herein referred to as "**Guarantor**", does hereby guarantee unconditionally to Owner/Agent, and/or including Owner/Agents successor and assigns, the prompt payment by Resident of the rent or any other sums which become due pursuant to the Lease Agreement, including any and all court costs or attorney's fees incurred enforcing the Lease Agreement.

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

3. This guarantee may be immediately enforced by Owner/Agent upon any default by Resident and an action against Guarantor may be brought at any time without first seeking recourse against Resident. (specifically including but not limited to actions for unlawful detainer or any other action that may be brought against any Resident bound by the lease agreement.

4. The insolvency of Resident or nonpayment of any sums due from Resident may be deemed a default giving rise to action by Owner/Agent against Guarantor.

5. If any legal actions or other proceedings are brought by any party to enforce any part of this Guarantee, the prevailing party shall be entitled to reasonable attorney's fees and costs incurred.

6. This Guarantee does not confer a right to possession of the premises by Guarantor, and Owner/Agent is not required to serve Guarantor with any notices to terminate or to perform Covenants, including for payment of the rent, prior to Owner/Agent proceeding against Guarantor For Guarantor's obligations under the terms of the Lease Agreement.

7. Unless released in writing by Owner/Agent, Guarantor shall remain obligated for the terms of this Guarantee for the entire period of the tenancy as provided by the Lease Agreement and For any extensions granted pursuant thereto.

8. Guarantor hereby consents in advance to any changes, modifications, additions, or deletions of the Lease Agreement made and agreed to by Owner/Agent and Resident during the entire period of tenancy, including any and all successive lease terms.

9. There is no communication with the guarantor unless there is a default of the lease by the Resident/s.

Guarantor's Name: \_\_\_\_\_ Guarantor's Signature: \_\_\_\_\_

Date: \_\_\_\_\_