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THIRD PARTY GUARANTEE / CO-SIGNER AGREEMENT

For the purpose of the provisions within this enclosure, "I," "me" or "my" means the person signing below and "You" or "Your" means Peak Property Management.

This rider is attached to and made an integral part of the Rental Application and Rental Contract (or Contract) for the following named Applicant(s):

(Applicant's Name)

In consideration of your lease of the Premises to Applicant(s), I hereby guarantee, and agree to be jointly and severally liable for, any or all of the Applicant(s)' liability to you arising as a result of the lease. I further expressly guarantee payment of the rent, any damages incurred, cleaning expenses, unpaid utilities, fees, fines, exemplary or punitive damages, costs, administrative charges, including without limitation attorney's fees, court costs, or any other liability incurred and full performance of the Rental Contract, including all extensions thereto. While agreeing to be bound by all the terms and conditions of the Rental Contract, I specifically and irrevocably waive all possessionary rights to the Premises for the entire term of the Rental Contract, including all extensions thereto. Additionally, I agree to have Peak Property Management run a credit check on me (at the cost of \$35.00) for the purpose of financial verification.

Guarantor's obligations under this Guarantee shall extend and apply with respect to the full and faithful performance and observance of all the covenants, terms and conditions of the Lease, as existing, extended, renewed, or modified and of any such amendment thereof if: (1) the Lease shall be renewed or its term extended for any period beyond the original termination date specified in the Contract, either pursuant to any option granted under the Contract or otherwise at any time; (2) Tenant holds over beyond the term of the Contract or any extension or renewal thereof; or (3) the Contract is modified in any way.

This guarantee constitutes a legally binding contract enforceable by law. The undersigned co-signs as unconditional Guarantor on any Rental Contract executed by the Applicant(s).

GUARANTOR'S INFORMATION

NAME (Print) SOC. SECURITY #

I do NOT have a freeze on my credit (initial) *If credit is frozen & we have to pull credit twice there will be an additional charge of \$35.00

PHONE: Home Work Other

ADDRESS CITY STATE ZIP

EMPLOYER'S NAME & ADDRESS

SIGNATURE DATE