



BROOKLYN PARK ROWHOUSES

Phone: 970.308.2729
Fax: 970.377.9661
email: info@brooklynparkrowhouses.com
web site: brooklynparkrowhouses.com

LEASE GUARANTOR FORM EXPLAINED

You have been listed as guarantor and Brooklyn Park Rowhouses requires acknowledgment and consent from you. Please complete the entire form, have it notarized, and return it to Brooklyn Park Rowhouses at the address above. This Agreement may be executed in any number of counterparts, including facsimile counterparts, by electronic transmission, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.

SOME COMMONLY ASKED QUESTIONS ABOUT BEING A GUARANTOR

- 1. Why do I have to co-sign or guarantee for my relative? We require each applicant to meet income and reference criteria. If your relative does not meet this requirement a guarantor form must be signed or a double deposit may be paid.**
- 2. Who else must provide a guarantor form? Any one who is rooming with your relative and does not meet our qualifying criteria.**
- 3. Will I be notified if there are any problems with the rental property? Yes, if residents are sent letters regarding late rent, noise, parking, lawn care, etc. you will also receive a copy of the letter. This also includes any notices we must post regarding eviction or non-compliance of the lease.**

If you have any questions, please don't hesitate to call and speak to someone in the leasing department.

Thank You for your cooperation

Brooklyn Park Rowhouses



BROOKLYN PARK ROWHOUSES RESIDENTIAL LEASE GUARANTY

Phone: 970.308.2729
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Guarantor acknowledges that this document has important legal consequences and owner/agent recommends that Guarantor consult with Legal Counsel before signing.

This Guaranty is given by _____ (the Guarantor). Date of birth _____
Social Security # _____ Drivers license # _____ State _____
Present street address _____ City _____ State _____ Zip _____
Home phone (____) _____ Employer _____
Work phone (____) _____

The Guarantor agrees:

1. In consideration of the execution of the lease by and between Brooklyn Park Rowhouses. (Agent for the Owner) and _____(Resident) for the property located at _____, in the City of _____,County of _____, for the lease term starting ___/___/___ to ___/___/___.
2. The undersigned, here by irrevocably and unconditionally guarantees payment when due, whether by acceleration or otherwise, of the lease and all other obligations and liabilities due and to become due to Brooklyn Park Rowhouses LLC under said lease agreement from _____ (Residents name), whose relationship to me is _____, together with all interest thereon, which may include but is not limited to money due for damages, late rent fees, NSF checks and fees, utilities, attorney fees, expense of collection and pet damage incurred by Lessor in enforcing any such obligations and liabilities.
3. Guarantor hereby agrees to submit to the jurisdiction and venue for such action in the state of Colorado and the County of Larimer, in the event that it becomes necessary for the Lessor to enforce this Guaranty. If the lease is **modified, renewed, or extended** or if the tenant holds over beyond the term of the term of the lease, the obligations hereunder of Guarantor shall extend and apply with respect to the full and faithful performance of all of the covenants, terms and conditions of the lease and of any such modification, renewal or extension thereof.
4. This notarized form may be executed in any number of counterparts, including facsimile counterparts, by electronic transmission, each of which shall be deemed an original and all of which shall constitute one and the same agreement.
5. Guarantor is aware that the lease states each applicant is jointly and severally liable for all financial obligations, hereby Guarantor is also jointly and severally liable for all financial obligations. Unpaid claims in excess of the security deposit (a copy will be sent to the resident and co-signer) will be turned over to a collection agency if the balance has not been paid by the resident or co-signer by date requested on the security deposit disposition form.
6. Guarantor understands and accepts that from time to time one or more of the existing tenants may assign their joint and several lease obligations under the lease to a new tenant(s). Guarantor agrees that such an assignment, with or without notice to the Guarantor, shall not be material alteration of the lease and shall not discharge Guarantor's joint and several obligations as Guarantor.

THIS FORM MUST BE NOTARIZED

Guarantor's Signature: _____(Please print full name) _____

Notary for the State of: _____, County of: _____. Signed and Subscribed to before me a

Notary Public within and for the County aforesaid this _____ day of _____, 20_____.

Signed: _____ My commission expires: _____