

Attachment A

GUARANTY

APT. # _____ at _____
Number & Street City State Zip

I, _____, the Guarantor of the lease attached hereto, agrees as follows:

1. I hereby agree to guarantee and be equally liable for the payment of rent for the above apartment. I know that the Landlord would not rent the Unit to the Tenant unless I guarantee Tenant's performance. I have also requested the Landlord to enter into the Lease with the Tenant. I have a substantial interest in making sure that the Landlord rents the Premises to the Tenant.
2. I hereby guarantee Tenant's full performance under the Lease. This Guarantee is absolute and without any conditions. It includes, but is not limited to, the payment of rent and other money charges.
3. This Guaranty will not be affected by any change in the Lease, whatsoever. This includes, but is not limited to, any extension of time or renewals. The Guaranty will bind me even if I am not a party to these changes.
4. I do not have to be informed about any default by Tenant. I waive any and all notices of nonpayment or of any other default. If the Tenant defaults, the Landlord may require me to perform without first demanding that the Tenant perform.
5. I give up my right to trial by jury in any claim related to the Lease or this Guaranty.
6. I agree to pay all legal fees and all other costs and expenses the Owner may incur in the enforcement of this Guaranty.
7. I hereby consent to the jurisdiction of any court of competent jurisdiction within the State of New York, in the discretion of Owner, including, without limitation, the courts of the United States.

Notarized Seal & Signature

Guarantor Signature

Date

Home Address

Home Telephone Number

Business Telephone Number

Social Security Number

NOTE: This Guarantee of Payment form must be submitted with its original notarized signatures prior to lease signing.