CONTINUING GUARANTEE

This Continuing Guarantee is incorporated by reference and made a part of the Rental Agreement or Lease

between _____ (Owner or Management)

and _____, dated _____
(*Renter(s)*)

The undersigned Guarantor, in consideration of Owner renting the premises to Renter(s), guarantees the following: 1) the payment of all rent and/or other charges which may become due under the Rental Agreement or Lease, and; 2) the payment to the Owner of the costs to repair and all damages to the premises for which the Renter(s) are liable, including the repair or replacement of fixtures, furniture and appliances.

This Continuing Guarantee shall be for the duration of the original term of the Rental Agreement or Lease, and any extensions or renewals thereof and for so long as any of the Renter(s) occupy the premises, and shall continue until Owner has been paid all rent due under the Rental Agreement or Lease, or until the Owner has been paid for any and all damages to the premises, its fixtures, furniture, and appliances for which the Renter(s) are liable.

Notwithstanding the fact that the Rental Agreement or Lease, and this continuing Guarantee do not confer any right of possession of the premises upon the Guarantor, should legal action become necessary, Guarantor agrees to be named as a party defendant in such action, including any unlawful detainer action, and to be jointly and severally liable with the Renter(s). Owner has no obligation to exhaust legal remedies against Renter(s) before taking action against Guarantor.

Guarantor Signature: _____

Dated: _____ Guarantor _____

Residence Address _____

Residence Phone (____) _____

Please Mail form back to:

_____

10966 Roebling Ave #5A, Los Angeles, California, 90024
or:
FAX to: 310-824-2595