

## GUARANTOR ADDENDUM

This "Guarantor Addendum" is a guarantee of your acceptance to co-sign and accept financial responsibility for the lease agreement for the full term of the initial tenancy (and any renewals) of \_\_\_\_\_, residing at \_\_\_\_\_ for the lease dated \_\_\_\_\_. If the resident(s) should fail to make required payments, break the lease by moving from the premises in a fashion not prescribed by the lease, or refuse to pay for any damages incurred during occupancy or at the time of move-out, the obligation for full payment will become yours.

The undersigned (hereinafter defined as "Guarantor") agrees to guarantee to Summit Management Services, Inc. (hereinafter defined as "Lessor"), its successors and assigns, payment in the amount due for the full term of the tenancy. "Guarantor" is responsible for payment as a result of default by the resident(s) in the payment of rent or in the performance of any of the conditions in the lease. (As "Guarantor", you also accept financial responsibility for any and all damages that may occur as a result of violations or non-performance of any of the conditions of the lease to include charges billed after move-out as described in the letter of Security Deposit Disposition).

The "Guarantor" also agrees that this Addendum shall continue in effect until written release of obligation is granted by "Lessor" regardless of any amendment or modification of any conditions or terms of the lease.

All of the rights and remedies of the "Lessor" under the Lease Agreement and the Guarantor Addendum are distinct, separate, and cumulative, and no such right covered in the Lease Agreement or the Guarantor Addendum is intended to be in exclusion of the others.

The liability of the undersigned "Guarantor" is secondary, and the "Lessor" will proceed against the undersigned "Guarantor" after all reasonable measures have been taken against the resident(s).

### SIGNATURES

#### GUARANTOR

#### SUMMIT MANAGEMENT SERVICES INC.

**Guarantor Name:** \_\_\_\_\_ **Property Name:** \_\_\_\_\_

**Guarantor Address:** \_\_\_\_\_ **Apartment Address:** \_\_\_\_\_

**Guarantor Signature:** \_\_\_\_\_ **Property Manager:** \_\_\_\_\_

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