

DIRECTIONS FOR GUARANTY OF LEASE AGREEMENT

TOP SECTION-

The first lines in this section are for the date the guarantor (a parent or guardian, NOT the tenant) is signing this agreement. Next is the guarantor's name and the landlord's name. The landlord's name is usually already filled in, if not Matchbox will complete this blank as it varies between properties.

The next blank is the date the lease was created. If you do not have the date, please contact us to obtain it. The last blank in this top section is for the unit address the lease was signed for. Usually this space is already filled in on the form.

SECTION 6-

This is also for the guarantor's address and either city or county. This must be a physical address, no P.O. Boxes.

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In order for this to be a valid, legal form, we must have the guarantor's signature, name printed and either their Social Security Number or Driver's License Number.

EMAIL & PHONE

When the guarantor's email is included, they will be emailed with all important information the tenant is emailed including payment reminders, late payment notices, newsletters and more. The phone number is in case we need to get in contact with the guarantor regarding payments or other important information.

This form does NOT need to be notarized.

MATCHBOX REALTY & MANAGEMENT SERVICES, INC.

GUARANTOR ADDENDUM TO LEASE AGREEMENT

This Guaranty of Lease (the "Guaranty") is made as of the # day of Month, 20 Year, by Guarantor's name

("Guarantor", whether one or more), on behalf of Tenant(s) as named on page 1 of the Lease, (whether one or more) in favor of Landlord's Name whose address is c/o Matchbox Realty & Management Services, Inc. 202 North Liberty Street Suite 101, Harrisonburg, VA 22802.

The "Lease" shall mean that certain Lease Agreement (the "Lease") dated Date lease created, by and between Landlord and Tenant(s) for the property located at Address of unit leased, and all extensions, renewals, amendments, supplements or modifications thereto.

1. The Guarantor is hereby made party to the Lease for the express purpose of co-signing and guaranteeing the obligations of the Tenant(s) under the Lease. The Guarantor is entering into the Guaranty on behalf of Tenant(s) named above.
2. In consideration of the execution of the Lease by Landlord and as a material inducement to Landlord to execute the Lease, Guarantor, by the execution of the Guaranty, except as otherwise expressly stated herein, does hereby jointly, severally, unconditionally and irrevocably guarantee the prompt and timely payment by Tenant(s) of all rental payments and all other sums due and payable by Tenant(s) to Landlord, under the Lease, and the full and faithful performance by Tenant(s) of each and every one of the terms and conditions of the said Lease.
3. It is expressly agreed and understood that the terms of the Lease may be altered, affected, modified or changed by agreement(s) by and between the Landlord and the Tenant(s), or by course of conduct, and the Lease may be subleased in accordance therewith, without the consent or notice to Guarantor; and that this Guaranty shall thereupon and thereafter guarantee the performance of the Lease as so modified, changed, altered, or subleased.
4. The Guaranty shall not be released, modified or affected by failure or delay on the part of the Landlord and/or the Agent to enforce any of the rights or remedies of the Landlord under the Lease, whether pursuant to the terms and conditions thereof, or at law or in equity.
5. No notice, written or otherwise, need be given to Guarantor, it being specifically agreed and understood that the guarantee of the Guarantor is a continuing guarantee under which the Landlord may proceed forthwith and immediately against Tenant(s) or against Guarantor, without proceeding against the Tenant(s) first, following any breach, material non-compliance under law, or default by Tenant(s); or for the enforcement of any rights or remedies which the Landlord may have against Tenant(s), pursuant to, or under the terms and conditions of the Lease, the Virginia Residential Landlord and Tenant Act, or otherwise at law or in equity.
6. Service of process on any civil action brought by the Landlord against the Guarantor, either by way of warrant in debt, unlawful detainer, or otherwise shall be made at the following address: Guarantor's Address in the City/County of _____, and if service of

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process cannot be so obtained, the Landlord shall have same issued to be served at the dwelling unit address of the Tenant(s).

7. The Guarantor has provided certain information to the Landlord and/or Agent. The Guarantor agrees and understands that the Lease and the Guaranty has been entered into on the part of the Landlord and/or the Agent based upon representations made by the Guarantor. If any of the representations are found to be misleading, incorrect or untrue, Landlord and/or Agent may immediately terminate the Lease, in its entirety, and notify Tenant(s) to vacate the premises.
8. The term "Lease" includes the Lease and all addenda attached thereto, including but not limited to the Rules and Regulations. Guarantor, by the execution of the Guaranty, does hereby acknowledge receipt of a complete copy of the said Lease, of which this Guaranty is a part.
9. In the event any action or proceeding is brought to enforce this Guaranty and if Landlord is held entitled to recovery against Guarantor, Guarantor agrees to pay all costs and expenses of Landlord in connection with such action or proceeding, including reasonable attorneys' fees. This Guaranty shall be binding upon Guarantor and its heirs, personal representatives, successors and assigns and shall inure to the benefit of Landlord and its successors and assigns. This Guaranty shall be interpreted under and enforced according to the laws of the Commonwealth of Virginia.
10. If applicable to the Lease, Guarantor is also required to execute the Joint Lease Addendum, to evidence Guarantor's acknowledgement of the terms contained therein.

The headings and captions hereof are for convenience only and shall be not considered in interpreting the provisions hereof. Unless otherwise defined herein, all capitalized terms shall have the same meaning as set forth in the Lease.

IN WITNESS WHEREOF, Guarantor has caused this Guaranty to be executed under seal the day and year first above written.

Guarantor(s):

Signature: Guarantor's Signature

Printed Name: Guarantor's Name Printed

Social Security # or Driver's License #: one is REQUIRED

E-mail: Guarantor's email

Phone: Guarantor's phone number

Guarantor(s):

Signature: _____

Printed Name: _____

Social Security # or Driver's License #: _____

E-mail: _____

Phone: _____

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