

Personal Guaranty

Residential Lease-Rental Agreement

Tenant: _____ Unit #: _____

Guarantor: _____

This Personal Guaranty of the Residential Lease-Rental Agreement (“Guaranty”) for unit # _____ in the real property commonly known as Library Gardens Apartments located at 2020 Kittredge Street, City of Berkeley, County of Alameda, State of California (“property”) is entered into by the Landlord, and the Guarantor(s) as material inducement to, and in consideration of the Lease Agreement attached.

Guarantor unconditionally guarantees and promises to Landlord that Tenant will completely perform all of the provisions and covenants on the Lease Agreement that Tenant is to perform. Guarantor agrees that he/she/they shall be primarily bound, and jointly and severally liable with Tenant under the Lease Agreement as though it/ they were Tenant therein.

Guarantor hereby covenants and agrees that if Tenants shall at any time default on any term of the Lease Agreement, Guarantor shall pay any sum and provide any defense required under the Lease Agreement to Landlord, and shall fully satisfy all the conditions and covenants of the Lease Agreements to by performance by Tenant, and will pay all damages that may arise out of, relate to, and occur by reason of the nonperformance and/or breach of any of said covenants. Guarantor agrees that Owner (or Agent of Owner) may proceed against Guarantor directly and independently from Tenant.

This Guaranty shall be deemed executed in Berkeley, California, pursuant to the laws of the State of California on the date of the execution of the Lease Agreement with respect to the unit above.

Acknowledged and agreed:

Guarantor (Signature): SSN# (of Guarantor):

Name (of Guarantor): Driver License # (of Guarantor):

Address (of Guarantor): Phone (of Guarantor):