



**EPOCH MANAGEMENT, INC.
GUARANTY OF RENTAL AGREEMENT**

DELANEY PARK AT SOUTHWOOD APARTMENTS

Date: _____

Dear Manager:

I understand that you have leased a residential dwelling to _____ dated the _____ day of _____, 20____, subject to my signing this guaranty.

I unconditionally guarantee the payment of all the rents and the full performance and observance of all the covenants, conditions and agreements on the part of the tenant(s) to be paid, performed and observed pursuant to and in accordance with the terms of the foregoing Rental Agreement.

This guaranty shall remain and continue in full force and effect as to any renewal or modification of the foregoing Rental Agreement and any assignment or transfer by the landlord or tenant(s), or any subleasing, whether or not guarantor shall have received any notice of or has consented thereto.

Failure of the landlord to insist upon strict performance or observance of any of the terms, provisions or covenants of the foregoing Rental Agreement or to exercise any right therein contained shall not affect the enforceability of this guaranty.

The guarantor further agrees that liability under this guaranty shall be primary and that with respect to any right of action which may accrue to the landlord under the foregoing lease against the guarantor without first making demand against the tenant(s) and without first bringing any action against tenant(s), and without joining the tenant(s) as a party-defendant. Guarantor further agrees that in any action brought by landlord against the tenants(s), the guarantor need not be joined as party-defendant.

All terms and provisions herein shall inure to the benefit of the successors and assigns of the landlord and shall be binding upon the heirs, personal representatives, successors and assigns of the guarantor. I waive trial by jury of any issues arising out of or related to this guaranty.

IN WITNESS WHEREOF, the undersigned has affixed his or her signature this _____ day of _____, 20____.

GUARANTOR:

Signature _____ Printed Name _____

Address: _____

Phone #: Home: _____ Work: _____

SS#: _____ Birthdate _____

STATE OF _____ COUNTY OF _____

Before me personally appeared _____ known to me to be the person described in and who executed the foregoing instrument.

WITNESS my hand and official seal, this _____ day of _____, 20____.

Notary Public _____ My Commission Expires: _____
(Seal)

Guarantor(s) must complete and attach an application to the guaranty. Guarantor(s) income and credit standing must be capable of accommodating the additional financial obligations of this lease.

Note: Fill in all residents' names in the first blank. Use a separate Guaranty form for each guarantor, even if guarantors are husband and wife.