

Apt. # _____

FRANKLIN PARK APARTMENTS
6615 Franklin Avenue
Los Angeles, CA 90028
(323) 851-1398

CONTINUING GUARANTEE

RENTER(S) NAME: _____

This Continuing Guarantee is incorporated by reference and made a part of the Month to Month Rental Agreement or Lease between The Franklin Park Apartments and

GUARANTOR'S NAME: _____
(Please submit copy of photo ID with this form)

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; 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 and appliances, and; 3) Compliance with all terms in the signed Rental Agreement.

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 the Renter(s) listed above 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 and appliances for which the Renter(s) are liable.

Guarantor agrees to remedy any default of Renter(s) upon Three Days (3) written notice mailed by ordinary first class mail to the Guarantor at either residence or business. Guarantor acknowledges and agrees that service of any notice upon the Renter(s) shall constitute lawful and valid service of said notice(s) upon Guarantor.

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 acknowledges agrees to update said information as necessary or upon request of Owner. Guarantor shall keep Owner informed of Guarantors current residence and business address. The Guarantor understands he/she does not assume tenancy at Franklin Park Apartments. Guarantor agrees to mediate any dispute with said Renter if asked to do so.

This agreement will be null and void upon termination of the Renter(s) tenancy in said Apartment by 30-day notice to the Owner and/or Manager.

(Note: Social Security number is required. This form will be returned to you upon moving out)

Date: _____ Guarantor Signature: _____

Residence Address: _____

Phone _____ Email _____

Guarantor's Social Security # ____ - ____ - ____