KIEMLE & HAGOOD COMPANY

RESIDENTIAL RENTAL AGREEMENT GUARANTEE

This agreement is made _____ (date) between KIEMLE & HAGOOD COMPANY, AGENTS FOR THE OWNER, hereinafter referred to as LESSOR, and _____ (Guarantor) for the purpose of guaranteeing payment for rent and other charges as set forth in this agreement for the tenancy dated ___ _____ between the LESSOR and _____

FOR RENTAL PROPERTY CALLED _____ UNIT # _____ and located at _

_____

CITY OF _____ COUNTY OF _____ STATE _____ ZIP _____

LEASE IS HELD IN THE NAME(S) OF _____

_____. A copy of the lease is attached.

1. The Guarantor agrees to unconditionally guarantee payment for any and all unpaid rents, utility charges and all other tenant obligations as set forth in the above-referenced rental agreement. The Guarantor further agrees to unconditionally guarantee payment for any and all damages caused by the tenant, guests and tenant's invitees as a result of the tenant's breach of any term of the above-referenced rental contract. Guarantor agrees to unconditionally pay for damages caused by the tenants' failure to comply with tenant obligations found in Washington's Residential Landlord-Tenant Act, 59.18 RCW including but not limited to damage to persons or property, attorney fees and court costs.

2. The Guarantor shall be jointly and severally liable with the Tenant(s) for all tenant obligations as set forth in the above-referenced rental contract and the Residential Landlord-Tenant Act. Guarantor shall remain liable regardless of any Bankruptcy proceeding involving the Tenant(s). The Lessor may proceed against both the guarantor and the tenant, or the Lessor may proceed against either the tenant or the guarantor without waiving any right to proceed against the other at any time.

3. Guarantor assumes no possessory interest in the real estate. In the event legal action is brought by the Lessor to enforce any provision of the rental agreement or this guarantee, jurisdiction and venue shall lie in Spokane County Washington. This agreement shall be construed according to the law of Washington. Guarantor shall be liable for Attorney fees in the event the attorney is retained to enforce provisions of the rental agreement or this guarantee regardless of whether an action is filed.

4. Notice of unpaid rent or other damage shall be provided to the Guarantor by mailing a copy of the same or similar demand made upon the Tenant by first class mail, postage pre-paid to the following address (or such other address as the Guarantor may provide to the Lessor):

_____ _____

_____ _____

_____ _____

5. Guarantor shall have the same period of time in which to tender payment to the Lessor as the Tenant . If no time is referenced in the notice, the Guarantor shall tender payment no later than ten days from the date demand is made of the Guarantor.

6. This guarantee shall be in effect for the duration of this Resident(s)' tenancy.

I/We have read the foregoing and agree to be bound by the terms herein.

LESSOR: KIEMLE & HAGOOD COMPANY

Signed _____ _____

Resident Manager Date Phone Number

GUARANTOR(s):

Signed _____ _____

Date Date

Phone Number / Cell Phone Number _____ Phone Number / Cell Phone Number _____

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