

Hill Properties

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(530) 893-3480, Fax (530) 893-3206 – Email: info@hill-properties.com

CONTINUING PERSONAL GUARANTEE OF RENT AND PERFORMANCE OF LEASE CONDITIONS

The undersigned (hereinafter known as GUARANTOR), in consideration of the execution of the lease rental agreement hereinafter referred to, hereby unconditionally guarantees and promises to pay or perform on demand any and all debts, obligations and liabilities of _____ (hereinafter known as RESIDENT), under or arising out of the lease rental agreement entered into by and between HILL PROPERTIES and RESIDENT for the property known as _____ City _____ State _____ Zip _____.

Upon the failure of RESIDENT to perform any and all conditions of the lease rental agreement which include, but are not limited to payment of rent and payment of damage and/or cleaning fees in excess of the security deposit, GUARANTOR will perform the same.

This is a continuing guarantee, which applies to any renewal, extension, modification or amendment of aforesaid lease rental agreement, without notice to GUARANTOR. GUARANTOR hereby waives each and all of the following:

- (A) Notice of acceptance of this guarantee.
- (B) Notice of any renewal, extension, modification, or amendment of the aforesaid lease rental agreement;
- (C) Notice of RESIDENT's default under the aforesaid lease rental agreement;
- (D) The right, if any, to benefit of or to direct the application of any security held by HILL PROPERTIES;
- (E) The right to require HILL PROPERTIES to proceed against the aforesaid RESIDENT or any other party liable, or to pursue any other remedy in its power, and agrees that HILL PROPERTIES may proceed against GUARANTOR directly and independently of any other party liable and that the cessation of the liability of any other party for any reason other than full payment, shall not in any way affect the liability of GUARANTOR;
- (F) Any defense of the aforesaid RESIDENT or of any other party liable.

The guarantee shall be valid only upon its acceptance by HILL PROPERTIES in Chico, California. This guarantee and the rights and obligations of the parties hereby shall be governed by and construed in accordance with California law. GUARANTOR hereby consents to jurisdiction by, and waives any objection to the exercise of jurisdiction by the appropriate court in the County of Butte, State of California. In the event an action is brought to enforce performance of this agreement, the prevailing party shall recover reasonable attorney's fees and court costs.

THIS SECTION TO BE COMPLETED BY GUARANTOR

I have read the above terms and conditions and hereby agree to be bound to them.

Date _____	Signature of Guarantor _____
Name _____	Social Security # _____
Telephone _____	Date of Birth _____
Address _____	City _____ State ____ Zip _____
Driver's License # _____	Employment _____
Contact _____	City _____ State ____ Zip _____
	Phone _____

INSTRUCTIONS: We must have verification of your signature. This can be accomplished by either having this form Notarized or by sending a copy of your current Driver's License with your valid signature.

ANY ALTERATIONS TO THIS FORM WILL DEEM IT INVALID.

HILL PROPERTIES USE ONLY

Guarantor's signature verified? Yes No

Date Verified:

Credit check completed (Date):