

**RESIDENTIAL LEASE GUARANTY**

The undersigned Guarantor acknowledges that this document has important legal consequences and owner/agent recommends that Guarantor consult with legal counsel before signing.

This Guaranty is given by \_\_\_\_\_ (the "Guarantor").

1. Date of Birth: \_\_\_\_\_ Social Security # \_\_\_\_\_  
Driver's License # \_\_\_\_\_ State: \_\_\_\_\_
2. Present Street Address: \_\_\_\_\_  
Home Phone: (\_\_\_\_) \_\_\_\_\_ Cell Phone: (\_\_\_\_) \_\_\_\_\_
3. Employer: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Trilogy Property Management, LLC ("Agent") is a licensed real estate company in the State of Colorado. The Agent is leasing and/or managing the property described below as agent for the Owner of the Property and is not acting as an agent for the \_\_\_\_\_ ("Tenant"). The Agent will negotiate on behalf of and act as an advocate for the Owner.

The Guarantor agrees:

1. In consideration for the execution of the lease by and between Trilogy Property Management, LLC, as Agent for the Owner, and Tenant for the property located at: \_\_\_\_\_, in the City of \_\_\_\_\_, State of Colorado, for the lease terms starting \_\_\_\_/\_\_\_\_/\_\_\_\_ to \_\_\_\_/\_\_\_\_/\_\_\_\_.
2. The undersigned Guarantor hereby irrevocably and unconditionally guarantees payment when due, whether by acceleration or otherwise, of the lease rent and all other obligations and liabilities due and to become due to Agent under said lease agreement from Tenant, whose relationship to me is \_\_\_\_\_, together with all interest thereon, which may include but is not limited to money due for damages, late rent fees, NSF check fees, penalties, utilities, attorney fees, expense of collection and other monetary obligations under the lease incurred by Agent in enforcing any such obligations and liabilities.
3. Guarantor hereby agrees to submit to the jurisdiction and venue for such action in the State of Colorado and County of Larimer, in the event if becomes necessary for Agent to enforce this Guaranty. If the lease is modified, renewed or extended or if Tenant holds over beyond the term of lease, the obligations hereunder of Guarantor shall extend and apply with respect to the full and faithful performance of all of the covenants, terms and conditions of the lease and of any such modification, renewal or extension thereof.
4. This notarized form may be executed in any number of counterparts, including facsimile counterparts, by electronic transmission, each of which shall be deemed an original and all of which shall constitute one and the same agreement.
5. Guarantor is aware that the lease states that each applicant and tenant is jointly and severally liable for all financial obligations, and hereby Guarantor is also jointly and severally liable for all financial obligations. Unpaid claims in excess of the security deposit will bae turned over to a collection agency if the balance has not been paid by the Tenant or co-signer by date requested on the security deposit disposition form.
6. Guarantor understands and accepts that from time to time one or more of the existing Tenants may assign their joint and several lease obligations under the lease to a new resident. Guarantor agrees that such an assignment, with or without notice to the Guarantor, shall not be a material alteration of the lease and shall not discharge Guarantor's joint and severally obligations as a Guarantor hereunder.

**THIS FORM MUST BE NOTARIZED**

Guarantor's Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

County of \_\_\_\_\_ State of \_\_\_\_\_  
Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires: \_\_\_\_\_ Notary Public