



320 S. Corl St. Apt. 2 State College, PA 16801 Ph. (814) 238-8788 info@falkrealty.net www.falkrealty.net

Co-Signer Guarantor Form

Resident names (list all residents on Lease Contract): _____

Premises applied for _____ State College, PA 16801

Monthly rent \$ _____ Start date of Lease: _____ End Date of Lease: _____

PARENT/CO-SIGNER INFORMATION: (If you are co-signing for more than one tenant on a joint and several lease with Falk Realty, please submit a 2nd form)

Full name (exactly as on driver's license or Govt. ID card) _____

Current address where you live: _____

Your Social Security #: _____ Birth date: _____ **Or Copy of Driver's license**

Your email: _____ Phone #: _____

Employment:

Present employer: _____ Phone #: _____

How long? _____ Yearly Salary: \$ _____ Position: _____

Guarantor, please read this statement and sign if in agreement.

Guarantor, by signing this Lease Contract Parental Guaranty ("LCPG"), represents that the information provided herein is true and correct to the best of his or her knowledge. In the event that Falk Realty discovers that any information provided in this LCPG is false, Guarantor understands and agrees that Falk Realty may, at Falk Realty's sole option, reject the application for lease and/or terminate any lease that has been signed by the parties

By signing this contract, the undersigned guarantor authorizes Falk Realty to obtain a consumer credit report and any other information necessary in management's sole discretion to assist in the evaluation of this LCPG and the lease application. Guarantor understands and agrees that any such information obtained by Falk Realty may include, but not be limited to, Guarantor's credit reports and histories, criminal record, evidence of any civil litigation and civil judgments, records of arrest, past rental and mortgage history, employment history, salary information and history, vehicle records, driver's license records, driving history, or and other information that Falk Realty deems necessary or appropriate.

Guarantor releases Falk Realty, its principles, investors, employees, agents, vendors, and the owner(s) of the property to which the lease application and this LCPG relates, and any furnisher or supplier of information related to lease application and this LCPG from any and all liability relating to the procurement, use distribution, and possession of all obtained information.

By signing this LCPG, you state and agree to the following with regard to the lease entered into between applicant(s) and Falk Realty: In order to induce Landlord to offer the Agreement to Resident, I, **INTENDING TO BE LEGALLY BOUND**, agree to ensure that Resident performs all obligations of the Agreement. I guaranty to Landlord that all sums becoming due to Landlord by Resident will be paid.

This Guaranty will remain in effect throughout the term of the Agreement and throughout the terms of all renewals, even if the renewals are under new terms and conditions agreed upon by Landlord and Resident, and even if I am not notified of such new terms and conditions or renewals.

My liability is absolute, continuing and unconditional. Landlord will not be required to proceed against Resident or invoke any other remedy before proceeding against me.

Guarantor Signature: _____ Date: _____

Guarantor Signature: _____ Date: _____

