



Co-Signer/Guarantor Agreement

Date: _____
Property Address: _____
Tenant Name(s): _____

Beginning Date of Tenancy: _____

Co-Signer Name: _____
Home Address: _____
Phone Number(s): _____

By signature below (notarized if required), Co-Signer agrees to unconditionally guarantee the performance of the above-named Tenant for all obligations under the Rental Agreement, including but not limited to, unpaid rent, legal fees, late fees, maintenance charges, and all other financial obligations due to Valley Investment Properties, Inc., hereafter referred to as Owner/Agent, that are the responsibility of the Tenant and legally chargeable to the Tenant, should the Tenant fail to perform per the terms of their contract.

Liability of co-signer may be enforced without requiring Owner/Agent to pursue enforcement against Tenant. This guarantee shall apply to all amendments, renewals, extensions, transfers or new rental agreements between Tenant and Owner/Agent, until guarantee is terminated as provided below.

Co-signer waives notice of all such amendments, renewals, extensions, transfers or new rental agreements, as well as any notices of default issued to Tenant to which Co-Signer may otherwise be entitled to.

Agreement will remain in force for as long as any tenancy exists between Tenant and Owner/Agent, and for the recognized debt-collection period of one-year after termination of tenancy, **unless** Tenant through a change in circumstance, such as an increase in income, would now qualify to rent the dwelling unit independently. In such event, Tenant shall provide Owner/Agent with proof of change of circumstance, and Co-Signer will be required to put such notice of termination in writing no less than 60 days prior to termination of agreement. Termination of this agreement does not affect Co-Signer's obligations for performance prior to the effective date of termination of this guarantee.

If, for any reason, Co-Signer's guarantee is no longer legally enforceable, Owner/Agent may terminate the tenancy. Any suit or action brought to enforce this Agreement may be brought in any county, state or federal court sitting in the county in which the dwelling unit is located, and Co-Signer agrees to such jurisdiction in such an event. Co-Signer further agrees to pay all costs and attorney's fees incurred by Owner/Agent in enforcing the Rental Agreement or this Agreement.

Co-Signer agrees to notify Owner/Agent in writing, of any change of employment, income or address immediately.

This form must be signed, notarized, and returned to Valley Investment Properties, Inc. This Co-Signer Agreement will only be accepted by VIP without alterations and completed in its entirety by said Grantor as shown.

X _____
Co-Signer/Guarantor Signature

Social Security Number

X _____

Notary Public _____

My Commission Expires: _____