

GUARANTY RIDER TO LEASE PRINTED

GUARANTY OF PAYMENT AND PERFORMANCE

TENANT NAME _____

Apartment Address & Unit Number: _____

GUARANTOR NAME _____

Address _____

SS# _____

DRIVER LIC # & STATE _____

1. Reason for guaranty. I know that Landlord would not rent the Apartment to Tenant unless I guarantee Tenant's performance. I have also requested that Landlord enter into the Lease with Tenant. I have a substantial interest in making sure that Landlord rents the Apartment to Tenant.
2. Guaranty. I guaranty the full payment and performance of the Lease by Tenant. This Guaranty is absolute and without any condition. It includes, but is not limited to, the payment of rent and other money charges.
3. Changes in Lease have no effect. This Guaranty will not be affected by any change in the Lease. This includes, but is not limited to, any extension of time or renewals. This Guaranty will bind me even if I am not a party to these changes.
4. Waiver of Notice. I do not have to be informed about any default by Tenant. I waive notice of nonpayment or other default and all other notices, which are required to be given by Landlord under the Lease.
5. Performance. If Tenant defaults under the Lease, Landlord may require me to perform without first demanding that the Tenant perform.
6. Waiver of jury trial. I give up my right to trial by jury in any claim related to the Lease or this Guaranty.
7. Changes. This Guaranty can be changed only by written agreement signed by all parties to the Lease and this Guaranty.

Signatures: _____
GUARANTOR(S)

State of New York)

:ss

County of New York)

On the ____ day of _____ in the year _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____, personally know to me or proved to me on the facts of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) acted, executed the instrument.

Signature and Office of individual taking acknowledgment