Paradise Apartments
1115-1117 W. Sacramento Ave.
Chico, CA 95926
(530) 342-8166
FAX (530) 342-2150
www.everettapartments.com

Paradise Apartments

CO-SIGNER APPLICATION AND AGREEMENT

_____
Name of prospective Tenant(s)

_____ **# Chico, CA 95926**
Address prospective Tenant(s) are applying for

The undersigned hereby requests that PARADISE APARTMENTS ("Landlord") enter into a Lease ("the Lease") of that property described above with the tenant named above ("the Tenant"). In the event Landlord accepts this application and enters into the Lease, the undersigned ("the Guarantor") agrees as follows:

1. The Guarantor guarantees (i) the prompt payment when due of all rent and all other charges, expenses, and costs which are or may become due under the terms of the Lease, any agreements or documents related to the Lease, and (ii) the complete and timely performance of the terms and conditions of the Lease required to be performed by the Tenant.
2. This guaranty extends to any and all liability which the Tenant has or may have to the Landlord, whether such liability arises before or after termination of the lease. This guaranty extends to any modifications, extensions or renewals of the Lease, and to any term established by reason of the holdover of the Tenant.
3. Without notice to the Guarantor, the Landlord and the Tenant may extend or renew the lease, or may modify any of the terms or conditions of the Lease, and any rules or regulations related to the Tenant's obligation; or compromise, settle or extend the time of payment of any amount due from the Tenant or the time of performance of any obligation of the Tenant. These actions may be taken by the Landlord without discharging or otherwise affecting the obligations of the Guarantor.
4. The liability of the Guarantor is direct, immediate, unconditional and unlimited. The Landlord shall not be required to pursue any remedies it may have against the Tenant or against any security deposit or other collateral as a condition to enforcement of this guaranty. Nor shall the Guarantor be discharged or released by reason of the discharge or release of the Tenant for any reason.
5. The Guarantor assumes full responsibility for keeping informed of the financial condition of Tenant and all other circumstances affecting Tenant's ability to perform Tenant's obligations under the Lease, and agrees that Landlord will have no duty to report to the Guarantor any information that Landlord receives about Tenant's financial condition or any circumstances bearing on Tenant's performance or Tenant's ability to perform such obligations.
6. Landlord may, but need not, provide notice to Guarantor of any default in the performance of Tenant's obligations under the Lease, or of any situation which, if not modified, will lead to a default. The provision of such notice in one or more instances shall not be construed to require the provision of notice in any other instance.
7. This Guaranty may not be modified orally, but only by written agreement signed by both the Guarantor and the Landlord.
8. A negative credit report reflecting on Guarantor's credit may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligation.
9. This Co-Signer Application and Agreement shall be deemed to be made under and shall be governed by California law in all respects.
10. The Guarantor hereby authorizes Paradise Apartments to verify all information, including running a credit report. The Guarantor represents that the following information is true:

Guarantor's Information:

Please Print Clearly or Type

Guarantor's name— Last	First	M.I.	Suffix (i.e. Jr/Sr)

DOB	Soc. Sec. #	Dr. Lic. #	State/ Exp Date	Relationship to prospective Tenant

Home Phone #	Email Address	Fax #	Cell Phone #

Residence Address	City	State	Zip

Mailing Address (If different from above)	City	State	Zip	Please Check One : Do You Own Rent

Name of Landlord/Management Company/Mortgage Company	Phone #	Address	City	State	Zip

Name of Employer/Source of Income	Total Annual Income **(Proof of Income Required)**	Supervisors Name	Position	How Long

Work Phone #	Address	City	State	Zip

***** Copy of Valid Photo I.D. and Proof of Income Required with All Completed Applications *****

I accept this application and agreement:

GUARANTOR: **PARADISE APARTMENTS**

_____ _____
(Guarantor's Signature) (Agent's signature) (Date)

_____ _____
(Date) (Agent's Title)