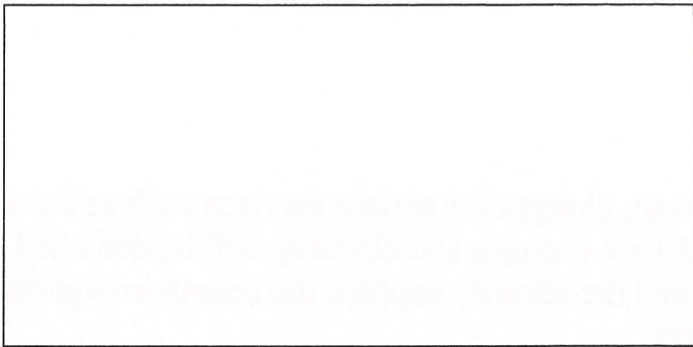


CASTALDO MANAGEMENT
Mike Castaldo – (530)-514-1498
6 Williamsburg Lane Chico, CA 95926
(530) 345-6937 Fax (530) 345-2434
(Fax will be turned on Mon – Fri 8 am to 5 pm)



\$25.00 Co-Signer fee due upon submission of application (check or money order only, please).

CONTINUING PERSONAL GUARANTEE OF RENT AND LIABILITY

The undersigned (hereinafter known as GUARANTOR), in consideration of the execution of the rental agreement hereinafter referred to, hereby unconditionally Guarantees and promises to pay or perform on demand any and all debts, obligations, and liabilities of _____ hereinafter known as RESIDENT), under or arising out of the lease rental agreement entered into by and between CASTALDO MANAGEMENT and RESIDENT for the property known as _____

Upon the failure of RESIDENT to perform any and all conditions of the rental agreement which include, but are not limited to, payment of rent and payment of damage and/or cleaning fees in excess of the security deposit, GUARANTOR will perform the same. This is a continuing guarantee which applies to any renewal, extension, modification, or amendment of aforesaid lease rental agreement, without notice to GUARANTOR. GUARANTOR hereby waives all of the following:

- a) Notice of acceptance of this guarantee;
- b) Notice of any renewal, extension, modification, or amendment of the aforesaid lease rental agreement;
- c) Notice of RESIDENT'S default under the aforesaid lease agreement;
- d) The right, if any, to benefit of or to direct the application of any security held by CASTALDO MANAGEMENT;
- e) The right to require CASTALDO MANAGEMENT to proceed against the aforesaid RESIDENT or any other party liable, or to pursue any other remedy in its power, and agrees that CASTALDO MANAGEMENT may proceed against GUARANTOR directly and independently of any other party liable, and that the cessation of the liability of any other party for any reason other than full payment, shall not in any way affect the liability of GUARANTOR.
- f) Any defense of the aforesaid RESIDENT or of any other party liable

This guarantee shall be valid only upon its acceptance by CASTALDO MANAGEMENT in Chico, California. This guarantee and the rights and obligations of the parties hereby shall be governed by and construed in accordance with California law. GUARANTOR hereby consents to jurisdiction by, and waives any objection to the exercise of jurisdiction by the appropriate court in the County of Butte, State of California In the event an action is brought to enforce performance of this agreement, the prevailing party shall recover reasonable attorney's fees and court costs.

THIS SECTION TO BE COMPLETED BY GUARANTOR

INSTRUCTIONS: We must have verification of your signature. This can be accomplished by either having this form Notarized or by sending a copy of your current Driver's License with your valid signature. If you fax this information, please also mail the original signature to this office at the address indicated above. ANY ALTERATIONS TO THIS FORM WILL DEEM IT INVALID.

I hereby authorize CASTALDO MANAGEMENT to **check my** credit through any Credit Bureau or Credit **Reporting** Agency.

Date: _____ Name of Guarantor: _____

Address: _____ City: _____ State/Zip _____

Home () _____ Cell () _____ D.O.B _____

Social Security: _____ Driver License #: _____ State: _____

Employer: _____ Contact: _____ Phone: _____

Employer Address: _____

Signed: _____ Date: _____

(GUARANTOR) *I have read the above terms and conditions and agree to be bound by them.*

Security Deposit Return Acknowledgement of Charges

Upon move out, charges for certain services such as but not limited to carpet cleaning, any repairs, door lock changes and cleaning will be deducted from the security deposit. If the charges exceed the security deposit, the tenants/cosigners are responsible for paying the balance of the charges.

I, _____ assume financial responsibility for any repairs, carpet cleaning, etc. upon move out. I understand that deductions for any cleaning, repairs, and lock changes may be made to the security deposit and that if those charges exceed the security deposit I am liable to pay those charges as well.

Tenant _____
Tenant _____
Tenant _____
Tenant _____
Cosigner _____

Date _____
Date _____
Date _____
Date _____
Date _____