

**Green Mountain Real Estate**  
199 South Union Street #0 • Burlington, VT 05401  
802.222.6080 • info@rentinvt.com • www.rentinvt.com

**LEASE GUARANTY/CO-SIGNER AGREEMENT**

**Parties**

This AGREEMENT is entered into on \_\_\_\_\_ between Green Mountain Real Estate/ Chris C. Khamnei ("Landlord") and \_\_\_\_\_ ("Guarantor"), and is understood and recognized as Attachment A to modify the Agreement of Lease between Landlord and \_\_\_\_\_ ("Lessee(s)") with respect to the rental property located at 395 College Street #2, Burlington, Vermont.

**Recitals**

In consideration of Green Mountain Real Estate's agreement to enter into any lease with Lessee(s), the undersigned guarantor hereby guarantees the punctual payment by Lessee of rent and all other charges (including charges for damages) imposed by the Agreement of Lease between Landlord and Lessee(s), and the performance by Lessee(s) of all other terms and conditions of the Agreement of Lease. This guaranty is irrevocable and continuing and remains in effect for the term of the lease, as well as any extension, renewal or modification of the lease. Further, any lease agreement between Landlord and Lessee(s) is conditioned on guarantor's giving security for payment of rent and other covenants under the lease in the form of a personal guarantee.

Guarantor understands that any legal remedies that must be taken against Lessee(s) apply against guarantor as well. The Lessee(s) and guarantor are jointly and severably liable. Further, guarantor agrees that the County of Chittenden in the State of Vermont will be the proper jurisdiction and venue for any legal actions that must take place with respect to the Agreement of Lease between Landlord and Lessee(s).

Guarantor also authorizes Landlord to request a Consumer Credit Report from a credit bureau and to verify guarantor's employment.

**Guarantor's Information**

Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Relationship to Lessee(s): \_\_\_\_\_ Driver's License State and No.: \_\_\_\_\_

**Please attached a photocopy of your Driver's License or other government issued photo ID to this form.**

Address: \_\_\_\_\_  
(Street, City, State, Zip Code)

Email address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Employment: \_\_\_\_\_  
(company name, street address, city, state, zip code)

\_\_\_\_\_  
(human resources phone no. and contact person)

**THIS FORM MUST BE NOTARIZED (DO NOT SIGN UNTIL IN PRESENCE OF A NOTARY PUBLIC)\***

Guarantor's Signature \_\_\_\_\_ Date: \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Signature of Notary Public: \_\_\_\_\_ My commission expires: \_\_\_\_\_

\*Note: This form is a legal document and must be returned to Green Mountain Real Estate with original signatures. Photocopies, scans, or faxes cannot be accepted.