

Schmidt Property Management

2413 West Main Street Suite 3
Bozeman, MT 59718
Office (406)586-2226
Fax (406)551-2209

THIRD PARTY GUARANTY (CO-SIGNER AGREEMENT)

For the purpose of the provisions within this enclosure, "I," "me" or "my" means the person or Guarantor signing below and "you" or "your" means Schmidt Property Management, LLC.

This rider is attached to and made an integral part of the Rental Application and Rental Agreement (or Lease) for the following named Applicant(s)
_____ **(INSERT APPLICANT NAME(S)).**

In consideration of your lease of the Premises to the Applicant(s), I hereby guaranty, and agree to be jointly and severally liable for, any or all of the Applicant(s) liability to you arising as a result of the Rental Agreement. I further expressly guaranty payment of the rent, any damages, cleaning expenses, unpaid utilities, fees, fines, exemplary or punitive damages, costs, administrative charges, including without limitation attorney's fees, court costs, collection fees, or any other liability incurred and full performance of the Rental Agreement including any extensions, renewals, modifications or amendments thereto. While agreeing to be bound by all terms and conditions of the Rental Agreement, I specifically and irrevocably waive all possessionary rights to the Premises for the entire term of the Rental Agreement, including all extensions thereto. Additionally, I agree to have **Schmidt Property Management, LLC** run a credit and background check on me, for the purpose of financial verification.

The Guarantor's liability will remain in force for the term of the Rental Agreement and subsequent agreements, unless the Tenant wishes to show their ability to handle their own tenancy, without a Guarantor. This will require the Tenant to re-submit an application and qualify independently based on the criteria in the Rental Application.

This guaranty constitutes a legally binding contract enforceable by law. The undersigned co-signs as unconditional Guarantor on any Rental Agreements executed by the Applicant(s). The undersigned specifically authorizes and directs any and all persons or entities named by Guarantor herein to receive, provide, and exchange with **Schmidt Property Management, LLC**, it's principals, agents and employees, any information pertaining to me, including but not limited to confidential information pertaining to my credit and payment history, the opinions and recommendations of my personal and employment references, my rental history, my criminal history, my driving record, my military background, my civil listings, my educational background, and any professional licenses.

I acknowledge that I have voluntarily provided the above information for the purpose of securing housing information, and I have carefully read and I understand this authorization.

GUARANTOR'S INFORMATION (Please print)

NAME: _____

SSN: _____ - _____ - _____

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MONTHLY INCOME: _____ DRIVER'S LICENSE STATE: _____

DRIVER'S LICENSE #: _____

EMAIL: _____ DATE OF BIRTH: ____/____/____

PHONE: Home _____ Work _____ Cell _____ Fax _____

MAILING ADDRESS: _____

PHYSICAL ADDRESS: _____

MORTGAGE COMPANY/LANDLORDNAME: _____

MORTGAGE COMPANY/LANDLORD PHONE NUMBER: _____

EMPLOYER'S NAME: _____

EMPLOYER'S ADDRESS AND PHONE NUMBER: _____

YEARS OF EMPLOYMENT: _____ IF LESS THAN TWO YEARS; PREVIOUS

EMPLOYER'S NAME: _____

EMPLOYER'S ADDRESS AND PHONE NUMBER: _____

SIGNATURE: _____ DATE: _____

Notary Public Signature: _____

State of _____ County of _____

(NOTARIAL SEAL)

Subscribed and Sworn before me on this _____ day of _____, _____

Printed Name: _____

My Commission Expires: _____