

Owner/Agent Name: _____

Resident Name(s): _____

Premises Address: _____

Property/BuildingName: _____

Guarantor Name (hereinafter referred to as "Guarantor"): _____

1. **Consideration:** Owner has agreed to enter into a rental agreement with Resident for the Premises described above (hereinafter the "Lease"). Guarantor has agreed to make and deliver this Guarantee to Owner in order to induce Owner to enter into the Lease with Resident, pursuant to which obligations hereby guaranteed have been created. Guarantor hereby acknowledges that it has and will derive a direct financial benefit from Owner's entering into the Lease.
2. **Guarantee:** Guarantor hereby guarantees the Lease, as originally executed and as thereafter modified or amended, as follows: Guarantor hereby guarantees and undertakes with Owner that in the event that Resident shall default in the payment of any sums due and owing to Owner from Resident on account of the Lease or in the event that Resident shall default in the full and faithful performance of Resident's obligations, undertaking and covenants contained in the Lease, then Guarantor shall pay to Owner, within 10 days of demand, any and all sums so due Owner and any damages incurred by Owner on account thereof. Nothing herein shall confer the status of Resident or provide occupancy rights except as explicitly permitted under the Lease.
3. **Term:** Guarantor's obligations and undertakings herein contained shall remain in full force and effect and shall survive expiration of the Lease.
4. **Rights of Owner:** Without diminishing, releasing or discharging Guarantor's obligations hereunder, Owner shall have the right to exercise the following powers and rights in Owner's sole discretion: Owner may change, alter, cancel, renew, extend, decrease or increase the obligations of Resident to Owner. Owner may add or subtract Residents from the Lease, extend the term of the Lease, add other guarantors or guarantees or procure additional guarantees, release other guarantors or guarantees, and apply monies or properties received from Resident upon debts regardless of whether the same may be guaranteed hereby, otherwise secured, barred by statutes of limitation or discharged other than by payment. Owner may exercise rights hereunder in the event of Resident's insolvency, bankruptcy, receivership or assignment for benefit of creditors, in which event all of Resident's liabilities and indemnities to Owner shall be satisfied in full before Guarantor shall be entitled to participation in the distribution of Resident's assets. Owner may deal with Resident, Guarantor and any other person liable on the indebtedness, obligations or liabilities to Owner as Owner deems advisable.
5. **Default of Resident:** Notice of acceptance of this Guarantee and of defaults, breaches, demands, presentments, protest, and amendment to or modification or cancellation of the Lease, and of any other kind is fully waived by Guarantor. Upon default by Resident on any of its obligations to Owner, then at Owner's option, without notice or demand upon Resident and without exercising any other right or remedy Owner may have, Owner may proceed directly against Guarantor or any other guarantor to enforce Owner's rights hereunder. Without releasing or affecting Guarantor's rights hereunder, Owner may enforce any rights it may have against any persons and properties liable.
6. **Impairment of Rights:** Owner's rights shall be cumulative and not exclusive. No impairment, limitation or modification of Resident's liability or obligations or of its trustee or receiver or any such impairment, limitation or modification of Owner's remedies by virtue of the operation of bankruptcy or similar laws or decisions of any court or courts nor any disaffirmance of the Owner's obligations under the Lease in such proceedings shall effect Owner's rights against Guarantor hereunder.
7. **Successors and Assigns:** The obligations of Guarantor shall inure to the benefit of Owner's assigns and successors in interest in the Lease and shall be binding upon Guarantor's heirs, successors and assigns. Reference to Resident herein included any assignee of or successor to Resident's interest under the terms of the Lease or any subtenant or any other party who is now or in the future may be a Resident under the Lease.
8. **ATTORNEYS FEES/VENUE AND JURISDICTION:** Except as otherwise prohibited, the prevailing party shall be entitled to recover its reasonable attorney's fees and court costs incurred in the event any action, suit or proceeding commenced to enforce the terms of this Agreement. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington. It is agreed that venue for any legal action brought to enforce the terms of this Agreement shall be in the District or Superior Court with jurisdiction over the area in which the Premises are located.
9. **Notices:** Any notice hereunder may be given to Guarantor by mail addressed to: _____ or such other address as Guarantor shall designate to Owner in writing.

Acknowledgement: In witness whereof, the parties have executed this Agreement as dated below.

Owner/Agent: _____	Signature: _____	Date: _____
Resident: _____	Signature: _____	Date: _____
Resident: _____	Signature: _____	Date: _____
Resident: _____	Signature: _____	Date: _____
Resident: _____	Signature: _____	Date: _____
Guarantor: _____	Signature: _____	Date: _____