



THIRD PARTY GUARANTEE / CO-SIGNER AGREEMENT

For the purpose of the provisions within this enclosure, "I," "me" or "my" means the person signing below and "You" or "Your" means Luna Properties, LLC.

This rider is attached to and made an integral part of the Rental Application and Rental Contract (or Contract) for the following named Applicant(s):

_____ for the property located at _____
(Applicant's Name) **(Property Address)**

In consideration of your lease of the Premises to Applicant(s), I hereby guarantee, 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 lease. I further expressly guarantee payment of the rent, any damages incurred, cleaning expenses, unpaid utilities, fees, fines, exemplary or punitive damages, costs, administrative charges, including without limitation attorney's fees, court costs, or any other liability incurred and full performance of the Rental Contract, including all extensions thereto. While agreeing to be bound by all the terms and conditions of the Rental Contract, I specifically and irrevocably waive all possession rights to the Premises for the entire term of the Rental Contract, including all extensions thereto.

Additionally, I agree to let Luna Properties, LLC run a credit check on me (at the cost of \$45.00) for the purpose of financial verification.

Pending the approval of my application Guarantor's obligations under this Guarantee shall extend and apply with respect to the full and faithful performance and observance of all the covenants, terms and conditions of the Lease, as existing, extended, renewed, or modified and of any such amendment thereof if: (1) the Lease shall be renewed or its term extended for any period beyond the original termination date specified in the Contract, either pursuant to any option granted under the Contract or otherwise at any time; (2) Tenant holds over beyond the term of the Contract or any extension or renewal thereof; or (3) the Contract is modified in any way.

This agreement is subject to approval of the named applicant(s) and undersigned cosigner and by virtue of signing this agreement all parties hereto agree that it is conditioned upon approval of the applicant(s) and undersigned cosigner. By way of example, if for any reason the lessee and or cosigner for the lease of the premises then this agreement shall have no further force or effect.

This guarantee constitutes a legally binding contract enforceable by law. The undersigned co-signs as unconditional Guarantor on any Rental Contract executed by the Applicant(s).

**TO VERIFY YOUR INCOME YOU MUST PROVIDE EITHER:
TWO OF YOUR MOST RECENT PAYSTUBS OR YOUR MOST CURRENT TAX RETURN. ***

I do NOT have a freeze on my credit _____ (initial). If credit has to be pulled twice there will be an additional charge of \$45.00

Authorization: I hereby authorize Luna Properties, LLC & any staff of, agent or owner of said properties to contact employers, credit agencies, groups or organizations to obtain any information and material which is deemed necessary to verify the information stated above.

SIGNATURE: _____

DATE: _____