TEXAS ASSOCIATION OF REALTORS®
RESIDENTIAL LEASE GUARANTY
USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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A. In consideration for Landlord leasing the Property to Tenant, the undersigned Guarantors guarantee the performance of all Tenants under the lease described below.

Landlord(s):_____

Tenant(s):_____

Property: _____

Commencement Date:_____ Expiration Date:_____ Monthly Rent: _____

B. If any Tenant fails to make any payment under the lease, Guarantors will, upon demand, make such payment to Landlord or Landlord's agent. Payments under the lease include but are not limited to rent, late charges, returned check charges, attorney's fees, repair costs, pet charges, utility charges, reimbursements to Landlord, maintenance charges, charges for property damage, and other costs or charges specified in the lease. If Tenant otherwise breaches the lease, Guarantors will, upon demand: (1) cure the breach as the lease may require of Tenant; or (2) compensate Landlord for Landlord's loss resulting from the breach.

C. This guaranty applies when the lease commences and continues until the lease ends, including any extension or renewal of the lease. The last date on which the renewal of the lease will renew the obligation of Guarantors is _____ . Guarantors understand that Guarantors are liable under any renewal of the lease that occurs on or before that date so long as the renewal involves Landlord and Tenant and the financial obligations of Guarantor are not increased. Guarantors waive any rights to receive notice of any acceptance, modification, amendment, extension, renewal, or breach of the lease other than as that notice may pertain to this paragraph.

D. Guarantors are jointly and severally liable for all provisions of this guaranty.

E. Any person who is a prevailing party in any legal proceeding brought under or related to this guaranty is entitled to recover attorney's fees from the non-prevailing party.

F. Guarantors ☐ will ☐ will not submit (as Page 2 of this document) an application which authorizes Landlord or Landlord's agent to verify information related to Guarantors' creditworthiness.

G. Special Provisions:

Guarantors may request a copy of the lease from the Tenant or the broker to the lease.

_____   _____
Guarantor's Signature   Date   Guarantor's Signature   Date

Printed Name _____   Printed Name _____

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TEXAS ASSOCIATION OF REALTORS®
APPLICATION FOR GUARANTOR OF RESIDENTIAL LEASE
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This application relates to the following described lease:

Landlord(s):_____
Tenant(s): _____
Property: _____
Commencement Date:_____ Expiration Date:_____ Monthly Rent: _____

(1)Guarantor's name (*first, middle, last*): _____
Address: _____
E-mail:_____ Home Phone: _____
Work Phone: _____ Mobile/Pager: _____
Soc. Sec. No.: _____ Driver License No.:_____ in _____ (*state*)
Date of Birth: _____ Height:_____ Weight: _____ Eye Color: _____
Hair Color: _____ Marital Status:_____ Citizenship: _____ (*country*)
Employer:_____
    Employer's Address: _____
    Supervisor's Name: _____ Phone:_____ Fax: _____
    Start Date: _____ Gross Monthly Income: $ _____ Position:_____

(2)Guarantor's name (*first, middle, last*): _____
Address: _____
E-mail:_____ Home Phone: _____
Work Phone: _____ Mobile/Pager: _____
Soc. Sec. No.: _____ Driver License No.:_____ in _____ (*state*)
Date of Birth: _____ Height:_____ Weight: _____ Eye Color: _____
Hair Color: _____ Marital Status:_____ Citizenship: _____ (*country*)
Employer:_____
    Employer's Address: _____
    Supervisor's Name: _____ Phone:_____ Fax: _____
    Start Date: _____ Gross Monthly Income: $ _____ Position:_____

Guarantors submit the following non-refundable fee(s) for processing and reviewing this application:
$ _____ for (1) Guarantor and $ _____ for (2) Guarantor.

Guarantors authorize Landlord and Landlord's agents to obtain a copy of Guarantors' consumer or credit reports and to verify relevant information related to each Guarantor's creditworthiness from banks, creditors, employers, existing and previous landlords, and other persons.
Note: Landlord's broker maintains a privacy policy that is available upon request.

_____   _____
Guarantor's Signature   Date   Guarantor's Signature   Date

(TAR-2007) 1-1-10

TEXAS ASSOCIATION OF REALTORS®
APPLICATION FOR GUARANTOR OF RESIDENTIAL LEASE
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Tenant(s): _____
Property: _____
Commencement Date:_____ Expiration Date:_____ Monthly Rent: _____

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Address: _____
E-mail:_____ Home Phone: _____
Work Phone: _____ Mobile/Pager: _____
Soc. Sec. No.: _____ Driver License No.:_____ in _____ (*state*)
Date of Birth: _____ Height:_____ Weight: _____ Eye Color: _____
Hair Color: _____ Marital Status:_____ Citizenship: _____ (*country*)
Employer:_____
    Employer's Address: _____
    Supervisor's Name: _____ Phone:_____ Fax: _____
    Start Date: _____ Gross Monthly Income: $ _____ Position:_____

(2)Guarantor's name (*first, middle, last*): _____
Address: _____
E-mail:_____ Home Phone: _____
Work Phone: _____ Mobile/Pager: _____
Soc. Sec. No.: _____ Driver License No.:_____ in _____ (*state*)
Date of Birth: _____ Height:_____ Weight: _____ Eye Color: _____
Hair Color: _____ Marital Status:_____ Citizenship: _____ (*country*)
Employer:_____
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_____   _____
Guarantor's Signature   Date   Guarantor's Signature   Date

(TAR-2007) 1-1-10

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