



7000 Uncle Robert Lane #7 Missoula, MT 59803 • www.fidelityproperty.com  
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**THIRD PARTY GUARANTOR**

(Co-Signer Agreement)

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)\_\_\_\_\_.

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, 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 irrevocable waive all possessory rights to the Premises for the entire term of the Rental Agreement, including all extensions thereto. Additionally, I agree to have Fidelity Management Services, Inc. run a credit check on me (at the cost of \$25.00 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 pass all inspections, no late payments and no complaints against their household. Once receiving a written request from the Guarantor and the Tenant, careful consideration will be taken for removing said Guarantor. No request will be accepted within the first lease agreement term.

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).

**GUARANTOR’S INFORMATION:**

NAME: \_\_\_\_\_ SOCIAL SECURITY #: \_\_\_\_\_

DATE OF BIRTH: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_ WORK: \_\_\_\_\_ CELL: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_

PHYSICAL ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_

EMPLOYER’S NAME & ADDRESS: \_\_\_\_\_

\_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**\*A COPY OF YOUR PHOTO IDENTIFICATION WILL BE REQUIRED, FAILURE TO PROVIDE WILL BE AN AUTOMATIC DENIAL OF APPLICATION**