

**Guarantor Form for ERM Realty Services, LLC**  
**276 22nd Street, Brooklyn, New York 11215**  
**Tel/Fax: 718-369-3489 / Cell: 718-986-0396**  
**E-mail: ERMRealtySvcs@aol.com**

Address of Rental Unit: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

1. **Reason for guaranty:** I know that the landlord would not rent the apartment to the tenant unless I guarantee tenant's performance. I have also requested the landlord to enter into the lease with the tenant. I have a substantial interest in making sure that the landlord rents the premises to the tenant.
2. **Guaranty:** I guaranty the full performance of the lease by tenant. This Guaranty is absolute and without any condition, including but not limited to the payments of rent and other money charges.
3. **Changes in lease have no effect:** This guaranty will not be affected by any change in lease, what so ever. This includes but is not limited to any extension of time or renewals. The Guaranty will bind me even if I am not a party to these changes.
4. **Waiver of notice:** I do not have to be informed about any default by tenant. I waive notice of non-payment or other default.
5. **Performance:** If the tenant defaults, the landlord may require me to perform without first demanding that the tenant perform.
6. **Waiver of jury trial:** I give up the right by jury in any claim related to the lease and this guaranty.
7. **Changes:** This guaranty can be changed only by written agreement signed by all parties to the lease and this guaranty.

**Guarantor Name:** \_\_\_\_\_

Social Security Number: \_\_\_\_\_ Date Of Birth: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home Number: \_\_\_\_\_ Work Number: \_\_\_\_\_

Present Landlord: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Employer: \_\_\_\_\_ How Long: \_\_\_\_\_ Income: \_\_\_\_\_

Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

**Authorization of Credit**

I/We authorize "ERM Realty Services, LLC" to obtain any reports regarding credit, landlord/tenant court records, employment as well as any other information they deem necessary to process my guarantor eligibility.

Guarantor signature: \_\_\_\_\_ Date: \_\_\_\_\_

State of: \_\_\_\_\_ County of: \_\_\_\_\_

On the \_\_\_\_\_ day of \_\_\_\_\_ 200\_\_ before me personally

Came \_\_\_\_\_ who identified himself/herself as same and in my presence signed this document.

Notary: