

Co-Signer Agreement
JRWilkes, L.P.

Guarantor/Co-Signer Agreement ("Guaranty") dated _____, in connection with the certain Lease Agreement, dated _____, **JRWilkes, L.P.**, the landlord ("Landlord") and _____ the tenant ("Tenant"), relating to the rental of **Apartment** _____ (the "Apartment") located at _____ **Street**, Wilkes-Barre, Pa. (said Lease Agreement referred to as the "Lease Agreement").

1. This Guaranty is attached to and forms part of the Lease Agreement.
2. The name of the undersigned _____ ("Guarantor") is the parent / guardian / other: (_____) of _____ ("Tenant").
3. I have completed a Rental Application for the express purpose of enabling the Landlord and its affiliates/agents to check my credit. I have no intention of occupying the Apartment.
4. 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 this Lease with the Tenant. I have a substantial interest in making sure that the Landlord rents the Apartment to the Tenant.
5. I have read the Lease Agreement, and I hereby guarantee the full performance of the Lease Agreement by the Tenant and all Tenant obligations under the Lease Agreement, inclusive of the obligation to pay rent, other money and damage charges. This Guaranty is absolute and without any conditions.
6. This Guaranty will not be affected by any change in the Lease Agreement, whatsoever. This includes, but is not limited to, any extension of time or renewals. This Guaranty will bind me even if I am not party to those changes.
7. I do not have to be informed about any default by the Tenant. I waive notice of nonpayment or other default.
8. If Tenant defaults, the Landlord may require me to perform without first demanding that the Tenant perform.
9. *I give up my right to trial by jury in any claim related to this Lease Agreement or this Guaranty.*

This Guaranty can be changed only by written notice signed by all parties to this Lease Agreement and this Guaranty.

Guarantor: _____ (Signature)

Guarantor: _____ (Print Name)

Address: _____

Telephone: _____

Accepted by Landlord: _____

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF)

On the _____ day of _____, 2_____, before me, the undersigned officer, personally appeared

Known to me (or satisfactorily proven) to the person(s) whose name(s) is/are subscribed to the within Guaranty and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal. _____