

GUARANTEE OF PAYMENT

Guarantor and Address: _____

Date of Guarantee _____, 200__, to _____, 200__

1. **REASON FOR GUARANTEE:** I know the Landlord _____, will not rent the Apartment to the Tenant unless I guarantee the 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 the Landlord rents the premises to Tenant.
2. **GUARANTEE:** I guarantee the full performance of the Lease by Tenant. My guarantee is absolute and without any condition. It includes, but is not limited to, the payment of rent and all other money charges.
3. **CHANGES IN THE LEASE HAVE NO EFFECT:** This guarantee will not be affected by any changes in the Lease whatsoever. This includes but is not limited to any extension of time or renewal of the Lease, and the guarantee 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 of the Tenant. I waive notice of non-payment and any other default.
5. **PERFORMANCE:** If Tenant defaults, the Landlord may require me to perform without first demanding that Tenant perform.
6. **WAIVER OF JURY TRIAL:** I give up my right to trial by jury on any claim related to the Lease or this guarantee.
7. **CHANGES:** This guarantee can only be changed by a written agreement signed by the Landlord and myself.

GUARANTOR: _____
(SIGNATURE)

(PRINTED SIGNATURE)

NOTARY

STATE OF NEW YORK
COUNTY OF MONROE

On this _____ day of _____, 200__, before me personally appeared _____, to me known and known to me the same person described in and who executed the foregoing instrument, and (s)he acknowledged to me that (s)he executed the same.