



Prestige Properties, LLC
329 E Court St, Ste 2
Iowa City, IA 52240
Phone: 319-512-7616
Fax: 888-799-9743
www.prestigeprop.com

Parent Co-sign Form

It is hereby agreed on this _____ day of _____, 20____ by and between _____, co-signers for _____, (Co-signer name) (Tenant name) and Prestige Properties, Landlord, that the aforementioned Co-signers will assume any and all responsibilities and/or obligations of "Tenant" as described in the Rental Agreement executed on the _____ day of _____, 20____ by and between Prestige Properties and _____ in the event that the latter is unable to (Tenant) fulfill their obligations to the satisfaction of the former.

The property address is: _____

The co-signer is responsible for the leaseholder's share of expenses if he/she cannot or does not oblige.

Co-signer Information

Full Name: _____ Date of Birth: _____

Social Security No. _____ - _____ - _____ Home Telephone No. _____ - _____ - _____

Address _____ City _____ State _____ Zip _____

Employer _____ Work Telephone No. _____ - _____ - _____

Each Co-signer, jointly and severally with all other Co-signers and Tenants, if any, or (as applicable) as tenants by entirety, if married, hereby guarantees the observance and performance when due of all agreements and obligations of Tenant(s) under the agreed upon lease, as same may be amended, renewed or extended from time to time by Landlord and Tenant(s), including without limitation, payment of all rents, fees and damages when due. Co-signer's main obligations hereunder are that of a surety, and in the event of a default by any Tenant, Landlord may proceed legally against all Co-signer(s). This Guaranty is an irrevocable, absolute and unconditional guaranty of payment and of performance, and shall be enforceable against co-signer without the necessity of resorting to any security under the lease. Co-signer hereby expressly agrees that the validity of this guaranty and the obligations of co-signer hereunder shall in no way be terminated, affected, diminished or impaired by reason of the assertion or the failure to assert or the failure to assert by Landlord against Tenant any of the rights or remedies reserved to landlord pursuant to the provisions of the lease or available by law. Co-signer shall be primarily obligated under the lease as if it had executed the lease as Tenant. Co-signer waives receipt of all notice from landlord hereunder and under the lease (except any non-waivable notices required by applicable law), including and/or any of the provisions hereof cannot be modified, waived or terminated unless such modification, waiver or termination is in a writing signed by landlord. This guaranty shall be enforced and construed in accordance with the laws of the state in which the facility is located (without regard to principles of conflicts of law) and shall be binding upon co-signer, his/her/their heirs, executors, administrators, legal representatives, successors and assigns and shall inure to the benefit of all landlord parties and their respective heirs, executors, administrators, successors and assigns.

The guaranty shall be an additional assurance to Landlord of the performance of the covenants of this lease and not in substitution of the Tenant's responsibilities and obligations agreed upon in the lease. The guaranty shall be valid for the entire term of the lease as well as subsequent terms or renewals by the Tenant(s).

Co-signer _____ Date _____

**By signing form, co -signer authorizes Prestige Properties to perform a credit check or background check, if necessary. Co-signer forms are accepted at Prestige Properties' discretion, and a co-signer form does not in any way guarantee an applicant a rental unit. Failure to fully complete a requested co-signer form may result in Prestige Properties refusing a rental application.