

ROXBURY MANAGEMENT COMPANY

P.O. BOX 1345
BEVERLY HILLS, CA 90213

CONTINUING GUARANTEE

This Continuing Guarantee is incorporated by reference and made a part of the Month to Month Rental Agreement and/or Lease between ROXBURY MANAGEMENT COMPANY ("Lessor") and _____ ("Resident(s)") dated _____.

The undersigned Guarantor, in consideration of Lessor renting the premises to Resident(s), guarantees the following: 1) the payment of all rent and/or other charges which may become due under the Rental Agreement and/or Lease, and; 2) the payment to the Lessor of the costs to repair and all damages to the premises for which the Resident(s) are liable, including the repair or replacement of fixtures, built-ins, and appliances.

This Continuing Guarantee shall be for the duration of the original term of the Rental Agreement and/or Lease, and any extensions or renewals thereof and for so long as any of the Resident(s) occupy the premises and shall continue until Lessor has been paid all rent due under the Rental Agreement and/or Lease, or until the Lessor has been paid for any and all damages to the premises, its fixtures, built-ins, and appliances for which the Resident(s) are liable.

Guarantor agrees to remedy any default of Resident(s) upon Three Days (3) written notice mailed by ordinary first class mail to the Guarantor at either residence or business. Guarantor acknowledges and agrees that service of any notice upon the Resident(s) shall constitute lawful and valid service of said notice(s) upon Guarantor.

Notwithstanding the fact that the Rental Agreement and/or Lease and this continuing Guarantee do not confer any right of possession of the premises upon the Guarantor, should legal action become necessary, Guarantor agrees to be named as a party defendant in such action, including any unlawful detainer action, and to be jointly and severally liable with the Resident(s). Lessor has no obligation to exhaust legal remedies against Resident(s) before taking action against Guarantor.

Guarantor acknowledges that a credit application has been submitted to Lessor and agrees to update said information as necessary or upon request of Lessor. Guarantor shall keep Lessor informed of Guarantor's current residence and business address.

Guarantor's Full Name (Printed): _____ Social Security # _____

Residence Address: _____
Street City State Zip

Residence Phone: _____ Email address: _____

Business Address: _____
Street City State Zip

Business Phone: _____

Dated: _____
Guarantor's Signature