

# Sheridan Management

74 Clarendon Street Suite A

Boston, MA 02116

(617) 266-1168

www.heathproperties.com

## Guaranty of Lease

Date: \_\_\_\_\_

1. In Consideration of the execution of a certain lease for the premises located at: \_\_\_\_\_ unit # \_\_\_\_\_, Massachusetts by the lessor named therein, the undersigned jointly and severally guarantees the lessor and its successors and assigns the performance of all the covenants set forth in the lease, including but not limited to the punctual payments of all rents and other payments payable under the lease or any extension or renewal thereof, and further including amounts due and owing for damage to the premises during the period of the lessee's occupancy of the leased premises.
2. The undersigned hereby waives demand and notice of default or of non-payment and all and every demand on notice, and all suretyship defenses.
3. The undersigned agrees that this guaranty shall be construed according to the law of the Commonwealth of Massachusetts, and that by jurisdiction of the courts of the Commonwealth in all actions at law and equity arising from this guaranty and from the lease aforesaid.
4. Lessor or its agent reserves the right to obtain a credit report on the guarantor.
5. Lessee's and their guests are expected to comply with Heath Properties' Tenant Code of Conduct. Guarantors are expected to assist in enforcing the Code of Conduct outlined on the above website.
6. In the event of Noise/Party complaints, Lessor WILL contact Guarantor(s) *at the time* the complaint is received by the office. Complaints are typically received between 12:00 midnight and 5:00 am.

Occupant/Lessee(s): \_\_\_\_\_

Guarantor(s): \_\_\_\_\_ Social Security #: \_\_\_\_\_

Home Address: \_\_\_\_\_ Home Telephone: \_\_\_\_\_

\_\_\_\_\_  
Email Address: \_\_\_\_\_

Place of Business: \_\_\_\_\_ Annual Income: \$ \_\_\_\_\_

Business Telephone: ( ) \_\_\_\_\_ Email Address \_\_\_\_\_

Signature(s): \_\_\_\_\_

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

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, the undersigned notary public, personally appeared \_\_\_\_\_, proved to me through satisfactory evidence of identification, which were \_\_\_\_\_, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

\_\_\_\_\_  
Notary Public  
MCE: \_\_\_\_\_