

**THREE OAKS PROPERTIES LLC  
LEASE GUARANTEE AGREEMENT**

This Guarantee is given by \_\_\_\_\_ (**Guarantor**) to induce Landlord, **Three Oaks Properties LLC** (Agent for the Owner), to enter into the attached Apartment Rental Lease (Lease) with Resident(s), \_\_\_\_\_, for a term beginning \_\_\_\_\_, **20**\_\_\_\_ and **ending** \_\_\_\_\_, **20**\_\_\_\_ for the premises located at \_\_\_\_\_, Ypsilanti, MI 48197.

1. Guarantor has reviewed the Lease and is fully apprised of its terms.
2. Guarantor agrees to guarantee Resident'(s) performance of all of the obligations of the Lease, including payment of the rent.
3. In the event of a breach of the Lease, a separate action may be brought against Guarantor under this Guarantee, regardless of whether an action is brought against Resident(s). At Landlord's option, Guarantor may be joined in any action commenced by the Landlord against Resident(s). Guarantor waives any prior action by Landlord against Resident(s) and waives notice of breach, default, or non-performance by Resident(s) of his/her/their obligations under the Lease.
4. Guarantor agrees that no action or inaction on the part of the Landlord will effect or modify the liability of Guarantor.
5. This Guarantee remains and continues in full force and effect notwithstanding any modification, amendment, extension or renewal of the lease, whether known or unknown to the Guarantor. Guarantor agrees that the liability of Guarantor is based on the obligations in the Lease as it may be modified, amended, extended or renewed.
6. This Guarantee may not be modified or amended except by written instrument executed by Guarantor and Landlord.
7. This Guarantee is to be governed and construed in accordance of the laws of the State of Michigan.
8. This Guarantee is binding on Guarantor and his/her/its successors and assigns.

**Guarantor:** \_\_\_\_\_  
Signature Date Print Name

Address \_\_\_\_\_ City \_\_\_\_\_, State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_