

Guaranty

The undersigned, _____

Hereby guaranty to Bitterroot Property Management, Inc., that with respect to that certain Lease Agreement dated _____ and any new or subsequent additional lease s or extensions thereof, do individually guarantee, unconditionally, the payment of all sums becoming due under the provisions of said Lease Agreements, which may include rents, late fees, NSF fees, damage charges, cleaning costs, and in the event **of default, all costs** of litigation, court costs, attorney fees **and collection fees may be added** to determine the total amount due regardless of the willingness and ability of _____ to pay such sums. This guaranty is to remain in force until the expiration date of said Lease Agreement and any subsequent leases or extensions, and payment in full of all sums becoming due there under.

In addition, to the total amount due, **I understand that in the event any unpaid balance is placed for collections with any third party collection agency a fee of 50% of the unpaid balance will be added to the total amount due. This amount shall be in addition to any other costs incurred directly or indirectly to collect amounts owed under this agreement such as court costs, attorney fees, late fees and any other fees so stated elsewhere. The authorized fee of 50% and the additional costs and charges listed above represent the actual costs incurred by Bitterroot Property Management, Incorporated to collect amounts owed under this agreement and a**

corresponding decrease in expected revenue resulting from this signer's failure to pay as specified in this agreement.

Guarantor Information

Full Name _____

Telephone Numbers _____

I (we) own our home at _____

Date of Birth _____ Social Security # _____

In witness whereof, Guarantors executed this guaranty on: _____

This agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. A facsimile copy of this Agreement containing the signature of any party shall be deemed an original.

Guarantors for _____

(Guarantors Signature)

State of _____

County of _____

Subscribed and sworn to (or affirmed) before me this ____ day of _____, 20__

by _____.

Notary Public

(Seal)

My commission expires _____