

CO-SIGNER AGREEMENT

(Addendum to Lease)

This agreement is between _____ (Owner),
_____ (Lessee) and _____ (Co-signer)
for the property located at _____.

It is agreed this _____ day of _____, 20____ that the Co-signer shall be jointly and severally liable along with the Lessee(s) for all obligations stipulated in the Lease, and any other subsequent Leases, between Lessee(s) and Owner. The obligations include but are not limited to unpaid rent, charges, property damage, cleaning and repair costs that exceed the Lessee(s) security deposit.

Under the terms of this agreement, the Co-signer has no intention of occupying the dwelling. The Co-signer understands that he or she may be required to pay for rent, charges, cleaning and repair costs for damages in such amounts as are incurred by the Lessee (s) under the terms of this agreement if and only if, the Lessee(s) fail to pay. If Co-signer does not cover Lessee's obligations in a specified period of time, the Owner may pursue legal options to obtain a judgment against both the Lessee(s) and the Co-signer. In addition, the Owner may pursue collection procedures and recover debt from both parties as well as report the debt of both the Lessee(s) and Co-signer to all three credit bureaus. If Owner, Lessee(s) and Co-signer are involved in legal proceedings, the prevailing party shall recover reasonable attorney fees, court costs and reasonable costs necessary to collect and report a judgment.

I have read the rules that are posted at www.osbornproperties.com and agree to guarantee the Lessee(s) compliance with the Lease and grant permission to verify credit through a credit bureau to evaluate credit worthiness in a rental transaction.

