



**INVICTA**  
MANAGEMENT®

235 Marginal Street  
Chelsea, MA, 02150  
857-285-3411  
www.invicta.management  
Info@invicta.management

**CREDIT CHECK AUTHORIZATION AND GUARANTY OF LEASE**

<b>Agent:</b>	
<b>Co-signer/guarantor for the following tenant:</b>	
<b>Name of Landlord:</b>	
<b>Date of Lease and Apartment address:</b>	

**Co-signer/ Guarantor Information**

Name:		Social Security #:	
Street Address:			
Do you Own or Rent:		Relationship to applicant:	
City:		State:	Zip:
Home Phone:		Work Phone:	
Mobile Phone:		Email Address:	

**Employment Information**

Employer:			
Contact:		Phone:	
Street Address:			
City:		State:	Zip:
Position:		Length of employment:	
Yearly Salary Income:		Spousal income:	
Other Income ( <i>describe</i> ):		Other Income Amount:	

*\*Fill out below **ONLY** if employed less than one year at current employer\**

Former Employment:			
Contact:		Phone:	
Position:		Length of Employment:	

**Bank Information**

Bank Name:		Bank Phone:	
Branch Address:			

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### CREDIT CHECK AUTHORIZATION AND GUARANTY OF LEASE

This Agreement shall serve as an Addendum to the Residential Lease Agreement dated \_\_\_\_\_, between Landlord and Tenant(s).

I, the undersigned, certified that the information given above is true and correct to the best of my knowledge. Further, I give Invicta Property Management the authorization to obtain or cause to be prepared a consumer credit/background report relating to the Guarantor.

By executing this Guaranty, I, the undersigned guarantor, hereby unconditionally guarantee to Landlord the timely and full payment of all rent and other financial obligations now or hereinafter due Landlord and full performance of all other terms of the lease agreement, including, without limitation any renewal extension or modification thereof. This guaranty survives without notice to the guarantor of any lease transfer, subleasing, modification of the lease, the extension of the lease, conversion to a month to month lease, hold over the tenancy, forbearance or resigning of a new lease of any length. The Landlord is not obligated to first attempt recovery from the Tenant for any breach of the lease agreement, or non-payment of rent or other financial obligations and may immediately seek enforcement of this guaranty. In the event that the guarantor fails to perform the guarantor's obligation under this guarantee, I agree to pay the Landlord the costs and expenses of enforcing this Guaranty, including reasonable attorneys' fees. If Landlord and Guarantor are involved in any legal proceeding arising out of this Agreement, the prevailing party shall recover reasonable attorney fees, court costs, and any costs reasonably necessary to collect a judgment.

The guarantor agrees to be jointly and severally liable with Tenant(s) for Tenant(s) obligations arising out of the Residential Lease Agreement attached hereto, including but not limited to unpaid rent, property damage, cleaning, and repair costs. Guarantor further agrees that Landlord will have no obligation to give notice to guarantor should Tenant(s) fail to abide by the terms of the Residential Lease Agreement. The landlord may demand that the guarantor perform as promised under this Agreement without first using the Tenant's security deposit.

If Tenant(s) assigns or subleases the Premises, the guarantor will remain liable under the terms of this Agreement for the performance of the assignee or sublessee, unless Landlord relieves Co-signer by written termination of this Agreement.

I agree to submit myself to the exclusive jurisdiction of the courts of Massachusetts in connection with this Guarantee and the referenced lease and further covenant and agree that this document shall be governed by the laws of Massachusetts.

**THIS SECTION SHOULD BE FILLED OUT BY A NOTARY PUBLIC (For Physical Signing Only)**

I, \_\_\_\_\_, a Notary Public In and for the County aforesaid do hereby

certify that \_\_\_\_\_ personally appeared before me in said County, to  
Guarantor (Co-Signer)

said \_\_\_\_\_, being personally well known to me as the person(s) who  
Guarantor (Co-Signer)

execute the said above and acknowledge the same to be his/her/their act and deed.

\_\_\_\_\_  
Notary Public Signature

My commission expires: \_\_\_\_\_



(seal)

\_\_\_\_\_  
Landlord Name Signature Date Signed:

\_\_\_\_\_  
Tenant Name Signature Date Signed:

\_\_\_\_\_  
Gurantor Name Signature Date Signed:

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