



THE FOWLER COMPANY, INC.
Real Estate

Co-Sign Form

It is hereby agreed on this _____ day of _____, 20__ by and between _____, "Co-signer" for _____, "Tenant," and The Fowler Company, Inc., "Landlord," that the aforementioned Co-signer will assume any and all responsibilities and/ or obligations of as described in the Residential Rental Agreement ("Lease") by and between The Fowler Company, Inc. and _____ in the event that the Tenant us unable to fulfill their obligations to the satisfaction of the Landlord.

Co-Signer Information

Full Name _____ DOB _____

Social Security # _____ - _____ - _____ Phone # _____ - _____ - _____

Address _____ City _____ State _____ Zip _____

Employer _____ Phone # _____ - _____ - _____

Each Co-signer, jointly and severally with all other Co-signers and Tenant(s), if any, or (as applicable) as tenants by entirety, if married, hereby guarantees the observance and performance when due of all agreements and obligations of Tenant(s) under the agreed upon Lease, as same may be amended, renewed, or extended from time to time by Landlord and Tenant(s), including without limitation, payment of all rents, fees, and damages when due, Co-signer's main obligations hereunder are that of a surety, and in the event of a default by any Tenant, Landlord may proceed legally against Co-signer(s). This guaranty is an irrevocable, absolute, and unconditional guaranty of payment and of performance, and shall be enforceable against Co-signer without the necessity of resorting to any security under the lease. Co-signer hereby expressly agrees that the validity of this guaranty and the obligations of the Co-signer hereunder shall in no way be terminated, affected, diminished, or impaired by reason of the assertion or the failure to assertion or the failure to assert by Landlord against Tenant any of the rights or remedies reserved to Landlord pursuant to the provisions of the lease or available by



THE FOWLER COMPANY, INC.
Real Estate

law. Co-signer shall be primarily obligated under the Lease as if it had executed the Lease as Tenant. Co-signer waives receipt of all notice from Landlord hereunder and under the Lease (except any non-waivable notices required by applicable law), including and/or any of the provisions hereof cannot be modified, waived, or terminated unless such modification, waiver, or termination is in writing and signed by the Landlord. This guaranty shall be enforced and construed in accordance with the laws of the state of South Carolina and shall be binding upon Co-signer, his/her/their heirs, executors, administrators, legal representatives, successors, and assigns and shall inure to the benefit of all Landlord parties and their respective heirs, executors, administrators, successors, and assigns.

The guaranty shall be an additional assurance to Landlord of the performance of the covenants of this Lease and not in substitution of the Tenant's responsibilities and obligations agreed upon un the lease. The guaranty shall be valid for the entire term of the Lease as well as subsequent terms or renewals by the Tenant.

Co-signer _____ Date _____

*By signing this form, Co-signer authorizes The Fowler Company, Inc. to perform a credit check or background check, if necessary. Co-signer hereby submits \$50 as a non-refundable fee for performing a credit and/ or background check(s). Co-signer forms are accepted at The Fowler Company's sole discretion and a co-signer form does not in any way, expressed or implied, guarantee an applicant a rental unit. Failure to complete a requested co-signer form may result in The Fowler Company, Inc. refusing a rental application.

The Fowler Company, Inc.
721 King Street
Columbia, SC 29205
(803) 256-6295
www.thefowlerco.com