

Agreement to Be Mutually Responsible For Rent Payments

I, name: _____, Social Security Number: _____,

Home Address: _____,

Home Phone: _____ Work Phone: _____ Mobile Phone: _____ e-mail: _____

(hereinafter "Guarantor") hereby agree to be jointly and severally responsible along with all tenants named in the Lease Agreement by and between EJF Real Estate Services, Inc. acting as agent for the owner ("Agent"), and _____ ("Tenant") for the premises located at _____ Washington, DC _____ ("Property"), for the prompt and faithful performance and observance of all the terms, provisions, obligations and agreements contained in the Lease Agreement.

I agree that if the Tenant fails to pay any portion of the annual rent, and/or if the security deposit is less than the combined balance of all financial obligations remaining at the termination of the Lease Agreement, including the cost of repairing damages to the unit which are beyond normal wear and tear, that I will be jointly and severally responsible for such financial obligations along with the Tenant, and will pay such monies owing and/or costs without requiring any notice of non-payment or non-performance or proof or demand of any kind or nature.

I agree that the my obligations as Guarantor are primary to that of the Tenant and Agent may enforce the obligations of Guarantor without taking any action against Tenant. I agree that the legality or enforceability of this Agreement shall not be ended, changed, modified, amended or otherwise affected by reason of any claim of Agent against Tenant, by any claim of Tenant against Agent, by any claim of illegality of the Lease or any of the terms, provisions or agreements set for the in the Lease, or by reason of exercise of any of the rights or remedies given to Agent as set for the in the Lease or elsewhere or for any other reason whatsoever.

I further agree that as this Agreement shall remain binding and continue in full force and effect for the entire term of the Lease and any extension or renewal thereof. I authorize Agent and Tenant, without prior notice to or consent of Guarantor, to renegotiate, extend, terminate, modify or otherwise change the terms of the Lease. I agree that my obligations under this Agreement may not be waived or changed by Agent except in writing where Agent specifically states that Agent is waiving it's rights under this Agreement. As a guarantor, I understand that I do not have right of occupancy as a tenant of the Property.

I hereby consent to the jurisdiction of the courts of the District of Columbia in any action arising under the Lease or this Agreement and agree to service of premises in the manner prescribed in the so-called Long Arm statute of the District of Columbia as from time to time amended or superseded.

SIGNED:

Guarantor DATE

Sworn to before me this _____ day of _____, 200__

NOTARY PUBLIC

My Commission Expires: