



**A.S.H. MANAGEMENT GROUP INC.**

233 Portage Avenue, Suite 100, Winnipeg, Manitoba R3B 2A7 | Phone (204) 982-7988 | Fax: (204) 956-5262  
Website: www.ashmanagementgroup.com | Email: leasing@ashmanagementgroup.com

**GUARANTOR AGREEMENT**

Tenant name(s): \_\_\_\_\_

Address of suite applied for: \_\_\_\_\_

Commencing on \_\_\_\_ day of \_\_\_\_\_, 20\_\_ and ending on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
as specified in the signed tenancy agreement including any and all subsequent renewals.

**Guarantor Information** *(A copy of Valid Photo ID is required)*

Guarantor Name: \_\_\_\_\_ Birth date: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Alternate Phone: \_\_\_\_\_

S.I.N.: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_  
*Street City Province Postal Code*

**Guarantor Employment Information**

Employer: \_\_\_\_\_ Employer address: \_\_\_\_\_

Employer Phone: \_\_\_\_\_ Length of employment: \_\_\_\_\_

Position: \_\_\_\_\_ Gross monthly income: \_\_\_\_\_

I, \_\_\_\_\_ *Guarantor Name* guarantee to pay any and all amounts owing by:

\_\_\_\_\_ *Tenant Name(s)*  
for rental arrears, damages and all tenant financial obligations during the term of the tenancy and subsequent renewals.

**I hereby declare that the foregoing information is true and complete.**

**I agree to allow A.S.H. Management Group Inc. to perform a credit check and personal investigation.**

**\*\*IMPORTANT\*\* Absolutely no alteration / changes can be made to this agreement.**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Landlord signature: \_\_\_\_\_ Guarantor signature: \_\_\_\_\_

Tenant Name: \_\_\_\_\_ Tenant signature: \_\_\_\_\_

# THIS FORMS PART OF THE GUARANTEE AGREEMENT

This guarantee agreement is made between **A.S.H. Management Group Inc.**  
(hereinafter referred to as “**the landlord**”), the tenant(s) and the guarantor

## Rules & Regulations

### Contact Information

- (a) If there is a change in the information provided by the landlord or guarantor, the landlord or guarantor must give notice of the change to the other person as soon as reasonably practicable.
- (b) When the landlord or guarantor gives notice or document that is required to be given to the other person under the guarantee agreement, the landlord or guarantor must use the other person’s most recent contract information.

### The landlord’s Obligations

- (a) Provide the guarantor a copy of the guarantee agreement signed by the landlord, tenant and guarantor, within twenty-one (21) days after the tenant is entitled to occupy the rental unit under the tenancy agreement.
- (b) Provide the guarantor a copy of the signed tenancy agreement to which the guarantee agreement relates, within twenty-one (21) days after the tenant is entitled to occupy the rental unit under the tenancy agreement.
- (c) Give the guarantor written notice of a renewal not later than three (3) months before the end date of the tenancy agreement.
- (d) Give notice to the guarantor if the landlord receives a request from the tenant to consent to a subletting or if the landlord consent to a subletting.
- (e) All notices and other such documents, unless otherwise specified under the *Act*, will be sent to the guarantor via mail/registered mail to the current address on file. If there is a change in the information provided by the landlord, the landlord must give notice of the change to the other person as soon as reasonably practicable.

### The Guarantor’s Obligations

- (a) To cover the rent, rent increases, parking, storage, utilities, fees and any other charges for which the tenant(s) is/are responsible throughout the tenancy agreement and subsequent renewals, to no maximum amount.
- (b) To cover all damages caused by the tenant and/or their guests to no maximum amount throughout the tenancy agreement and subsequent renewals.
- (c) Is responsible for the term of the tenancy agreement as so specified in the signed tenancy agreement including any and all subsequent renewals.
- (d) If there is a change in the information provided by the guarantor, the guarantor must give notice of the change to the other person as soon as reasonably practicable.

### Default by Tenant(s)

- (a) If the tenant(s) fails to comply with an obligation for which the guarantor has undertaken to be responsible, the landlord must provide notice to the guarantor
  - (i) of any outstanding debts owing if the amount equals or is greater than two (2) rental payment periods; and,
  - (ii) of any outstanding debts pertaining to damages, no later than ten (10) days after the date of such.
- (b) In the case of any other obligation, give notice to the guarantor of the failure as soon as reasonably practicable.
- (c) All notice will be given to the guarantor unless otherwise specified under the *Act*, via mail/registered mail to the current address on file.

### Termination of Guarantee Agreement

- (a) The guarantor may terminate the guarantee agreement by giving notice by written notice, to the landlord not less than (2) months, to be effective not earlier than the end date of the existing tenancy agreement. Subject to tenant locating an alternative guarantor.

**I have read and fully understand the obligations of this agreement.**

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

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*Guarantor Signature*

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*Witness Signature*