



Lease Guaranty Program

To Whom It May Concern:

In consideration of the Landlord, entering a residential lease with the tenant for such premises, **Massachusetts General Hospital (MGH)** guarantees the payment of (i) rent under the Lease and (ii) the cost of repair of any damage to the Premises caused by Tenant upon the following conditions:

Landlord:	_____	_____
	<i>First Name, M.I., Last Name</i>	<i>Email Address.</i>
Leasing Agent:	_____	_____
	<i>First Name, M.I., Last Name</i>	<i>Email Address</i>
Tenant:	_____	_____
	<i>First Name, M.I., Last Name</i>	<i>Email Address</i>
Premises:	_____	_____
	<i>Street Address</i>	<i>Apt, Bldg, Suite</i>
	_____	_____
	<i>City</i>	<i>State</i>
		<i>ZIP Code</i>

1. The maximum of MGH’s liability to Landlord under this guaranty is the lesser of the amount equal to two (2) months’ rent or \$7,000.

Monthly Rent: \$ _____

Lease Start Date: _____

Lease End Date: _____

2. Landlord collects no advance payment from Tenant of any kind, except (i) monthly installments of rent paid at the beginning of the month to which the rent applies and (ii) at Landlord’s election, one hundred dollars (\$100) as a good faith deposit (GFD) at the time of Tenant’s Lease application. If the application is rejected, the GFD will be returned. If the application is accepted and Tenant cancels before accepting delivery of the Premises, Landlord may retain the GFD. If the application is accepted and Tenant accepts delivery of the Premises, the GFD will be applied to the first monthly installment of rent.
3. Landlord collects no security deposit.
4. Landlord is not in default under the Lease or in violation of applicable law as to the Premises.

5. Landlord complies with all the requirements of Massachusetts General Laws, Chapter 186, Section 15B, except those applicable to where security deposits are held and accounting for interest.
6. Landlord notifies Tenant of any dispute that might give rise to a claim under this Guaranty and makes good faith efforts to resolve the dispute.
7. Any claim for payment under this Guaranty must be in writing and delivered to MGH together with Landlord's written certification under oath that Landlord is not in default under the Lease or in violation of applicable law as to the Premises and has complied with all of the conditions of this Guaranty, and that if Landlord breaches its certification or this Guaranty, Landlord will upon demand forthwith reimburse MGH or its assignee, with interest at seven percent (7%) per annum, any payment made by Mass General Hospital to Landlord.

This Guaranty will not be effective until signed by both Landlord and Mass General Hospital.

The Mass General Research Institute is authorized to sign this Guaranty on behalf of Mass General Hospital.

EXECUTED as a sealed instrument by the parties hereto as their duly authorized acts by their duly authorized representatives as of:

Massachusetts General Hospital

Signature: _____ Date: _____

Landlord/Agent

Signature: _____ Date: _____