



Guarantor / co-signer release agreement (LA / CA)

GUARANTOR / CO-SIGNER RELEASE AGREEMENT

Property: [rental address, unit], Los Angeles, CA [ZIP]

Landlord: [landlord name]

Tenant: [tenant name]

Guarantor: [guarantor name]

This Release refers to the Lease Guaranty Agreement dated [original guaranty date] (the "Guaranty"), by which Guarantor guaranteed Tenant's obligations under the lease dated [lease date] (the "Lease") for the Premises above.

1. RELEASE

Effective as of [release date], Landlord releases Guarantor from any further liability under the Guaranty for obligations arising on or after that date. This release applies prospectively only; it does not affect Guarantor's liability, if any, for obligations that arose or accrued before the effective date above.

2. REASON FOR RELEASE (OPTIONAL)

☐ Tenant has demonstrated ☒ consecutive months of on-time rent payment.

☐ Tenant's income/credit now independently qualifies under Landlord's standard screening criteria.

☐ Other: [describe]

3. NO EFFECT ON UNDERLYING LEASE

This Release affects only the Guaranty. It does not modify, waive, or release any term of the Lease itself, which remains in full force between Landlord and Tenant.

4. REVOCATION VS. RELEASE

The parties acknowledge that under Cal. Civil Code §2815, a guarantor may revoke a continuing guaranty as to future transactions, but revocation and this mutual, landlord-consented Release are not the same thing — this document is Landlord's written agreement releasing Guarantor, which avoids any ambiguity about whether a unilateral revocation was effective or properly communicated.

5. ENTIRE AGREEMENT

This Release is the entire agreement between the parties regarding Guarantor's liability under the Guaranty and may be modified only in a writing signed by Landlord and Guarantor.

SIGNATURES

Landlord: _____ Date: _____

[Landlord name]

Guarantor: _____ Date: _____

[Guarantor name]

Acknowledged by Tenant: _____ Date: _____

[Tenant name]