



Lease Contract Guaranty



Each guarantor must submit a separate guaranty form, unless guarantors are husband and wife.

Please print		Lease Contract Information	
ABOUT LEASE: Date of Lease Contract (top right hand corner of Lease Contract): _____	Unit No. of Apartment _____ and street address of dwelling being leased: _____	Owner's name (or name of apartments): _____	City/State/Zip of above dwelling: _____
Resident names (list all residents on Lease Contract): _____	Monthly rent for dwelling unit: \$ _____	Beginning date of Lease Contract: _____	Ending date of Lease Contract: _____

Please print		Guarantor Information	
		<i>Use for one guarantor only (can include spouse of guarantor)</i>	
ABOUT GUARANTOR: Full name (exactly as on driver's license or govt. ID card): _____	Driver's license # and state: _____	OR govt. photo ID card #: _____	Birthdate: _____ Sex: _____
Current address where you live: _____	Marital Status: <input type="checkbox"/> single <input type="checkbox"/> married <input type="checkbox"/> divorced <input type="checkbox"/> widowed <input type="checkbox"/> separated	Total number of dependents under the age of 18 or in college: _____	What relationship are you to the resident(s)? <input type="checkbox"/> parent <input type="checkbox"/> brother or sister
Phone: (____) _____	(Please check one) Do you <input type="checkbox"/> own or <input type="checkbox"/> rent your home?	<input type="checkbox"/> employer <input type="checkbox"/> other _____	Are you or your spouse a guarantor for any other lease? <input type="checkbox"/> Yes <input type="checkbox"/> No
If renting, name of apartments: _____	Manager's name: _____ Phone: _____	Your Social Security #: _____	If so, how many? _____
YOUR WORK: Present employer: _____	How long? _____	Employer's address: _____	Position: _____
Work phone: (____) _____	Your gross monthly income is over: \$ _____	Supervisor's name: _____	Phone: _____
YOUR SPOUSE: Full name (exactly as on driver's license or govt. ID card): _____	Social Security #: _____	Present employer: _____	How long? _____ Position: _____
Driver's license # and state: _____	OR govt. photo ID card #: _____	Birthdate: _____	Work phone: (____) _____
YOUR CREDIT/RENTAL HISTORY:	resident listed in this Guaranty ever: <input type="checkbox"/> been sued for property damage?	<input type="checkbox"/> been charged, detained, or arrested for a felony or sex-related crime that was resolved by conviction, probation, deferred adjudication, court-ordered community supervision, or pretrial diversion? or <input type="checkbox"/> been charged, detained, or arrested for a felony or sex-related crime that has not been resolved by any method? Please explain: _____	

You, as guarantor signing this Lease Contract Guaranty, guarantee all obligations of resident(s) under the above Lease Contract, including but not limited to rent, late fees, property damage, repair costs, animal violation charges, reletting charges, utility payments and all other sums which may become due under the Lease Contract.

You agree that your obligations as guarantor will continue and will not be affected by amendments, modifications, roommate changes or deletions, unit changes, or renewals in the Lease Contract which may be agreed to from time to time between resident(s) and us. If we, as owner of the dwelling, delay or fail to exercise lease rights, pursue remedies, give notices to you, or make demands to you, as guarantor, you will not consider it as a waiver of our rights as owner, against you as guarantor. All of our remedies against the resident(s) apply to guarantor as well. All residents, guarantors and guarantor's spouse are jointly and severally liable. It is unnecessary for us to sue or exhaust remedies against residents in order for you to be liable. This Guaranty is part of the Lease Contract and shall be performed in the county where the dwelling unit is located.

You represent that all information submitted by you on this Guaranty is true and complete. You authorize verification of such information via consumer reports, rental history reports, and other means. A facsimile signature by you on this Guaranty will be just as binding as an original signature. It is not necessary for you, as guarantor, to sign the Lease Contract itself or to be named in the Lease Contract. This Guaranty does not have to be referred to

in the Lease Contract. It is not legally necessary for this Guaranty to be notarized. Payments under this Guaranty must be mailed to or made in the county where the dwelling unit is located. We recommend that you obtain a copy of the Lease Contract and read it. This Guaranty applies even if you don't do so. We will furnish you a copy of the Lease upon written request.

Date of Signing Guaranty _____

Signature of Guarantor _____

Signature of Guarantor's Spouse _____

After signing, please return the signed original of this Guaranty to _____

at (street address or P.O. Box) _____

or (optional) fax it to us at (____) _____

Our telephone number (____) _____

You are entitled to receive a copy of this Lease Contract Guaranty when it is fully signed. Keep it in a safe place.

FOR OFFICE USE ONLY	
Guarantor(s) signature(s) was (were) verified by owner's representative.	Date(s) of verification: _____
Verification was by <input type="checkbox"/> phone or <input type="checkbox"/> face-to-face meeting.	Telephone numbers called (if applicable): _____
Name(s) of Guarantor(s) who was (were) contacted: _____	Name of Owner's Representative who talked to Guarantor(s): _____