



APARTMENT LEASE GUARANTY

Community Name, Community Address, Community Phone, Lessee(s), Apartment Address, Lease Begin Date, Community Fax, Lease End Date

To induce Lessor to enter into a lease with the above name lessee(s), Guarantor jointly and severally (if more than one) unconditionally guarantee to Lessor:

- The full and punctual payment of all rent and other sums payable by Lessee under the Lease, including but not limited to, late fees, property damage, repair costs, lease violation charges, reletting charges, utility costs and all other sums which might become due under the lease contract.
The due and punctual performance by Lessee of all terms, conditions and covenants, and obligations under the Lease. This Guaranty is a continuing, absolute and unconditional guaranty of payment and performance, and Guarantor agrees that Lessor may enforce this Guaranty against Guarantor without first exercising any remedies it may have against the Lessee or any other party.

This Guaranty shall continue in force for any amendment, extension or renewal of the Lease, and Guarantor agrees that Lessor shall have no obligation to give notice or obtain consent from Guarantor for any such Lease amendment, extension or renewal. No compromise, release, postponement or delay on the part of the Lessor in the enforcement of any right under this Guaranty shall constitute a waiver of such right or affect the validity of this Guaranty. The Guarantor also waives presentment, demand of payment, protest, notice of dishonor, or nonpayment of or nonperformance under the Lease. The invalidity or unenforceability of any one or more of the provisions of this Guaranty shall not affect the validity or enforceability of its remaining provisions. The Guarantor jointly and severally (if applicable) agrees to pay to Lessor all costs and expenses, including reasonable attorneys' fees, incurred by Lessor in the enforcement or attempted enforcement of this Guaranty, whether or not suit is filed in connection therewith.

Guarantor(s) represent that the information shown on this Guaranty is true and complete, and authorizes Lessor or its authorized agent to verify same by obtaining a consumer report or by other means. A facsimile signature of Guarantor on this Guaranty will be just as binding as an original signature. It is not necessary for the Guarantor to sign the Lease contract itself or to be named on the Lease contract.

Full Name of Guarantor #1, Relationship to Lessee, Date of Birth, SS#, Driver's License # & State, Home Address, Guarantor E-mail, Cell Phone, Current Employer, Salary, Employer Address, Employer Phone, Guarantor Signature, Signature Date, Sworn to and subscribed before me this day of, My commission expires, Notary Public

Full Name of Guarantor #2, Relationship to Lessee, Date of Birth, SS#, Driver's License # & State, Home Address, Guarantor E-mail, Cell Phone, Current Employer, Salary, Employer Address, Employer Phone, Guarantor Signature, Signature Date, Sworn to and subscribed before me this day of, My commission expires, Notary Public