



Lease Contract Guaranty

Do not sign this form unless you understand that you have the same liability as all residents for rent and other money owed.

Date when filled out: _____

LEASE CONTRACT INFORMATION

Please print.

About the Lease: Date of Lease Contract (see the top left corner on page 1 of the Lease Contract): _____

Owner's name (or name of apartments): _____

Resident names (list all residents on Lease Contract): _____

Last date for Guarantor renewal: _____

Unit # of apartment: _____ **AND** street address of dwelling being leased: _____

City/State/Zip: _____

Monthly rent for dwelling unit: \$ _____

Reletting charge: \$ _____

Beginning date of Lease Contract: _____

Ending date of Lease Contract: _____

GUARANTOR INFORMATION

Please print. Use for one guarantor only (can include guarantor's spouse).

About the Guarantor:

Full name (exactly as on driver's license or gov't ID card): _____

Current address: _____

City/State/Zip: _____

Phone: (_____) _____

Alternative number or cell phone: (_____) _____

Email address: _____

Your Social Security #: _____

Birthdate: _____ Sex: _____

Driver's license # and state: _____

OR gov't photo ID card #: _____

Marital status: single married divorced widowed separated

Total number of dependents under 18 or in college: _____

What is your relationship to the resident or residents?

parent brother/sister employer other

Do you (**check one**) own **OR** rent your home?

If renting, name of apartments: _____

Manager's name: _____ Phone: _____

Are you or your spouse a guarantor for any other lease? Yes No

If so, how many? _____

Your Work:

Current employer: _____

Employer's address: _____

City/State/Zip: _____

Work phone: (_____) _____

Alternative phone: (_____) _____

Email address: _____

How long with this employer: _____ Position: _____

Your gross monthly income is over: \$ _____

Supervisor's name: _____ Phone: _____

Your Spouse:

Full name (exactly as on driver's license or gov't ID card): _____

Driver's license # and state: _____

OR gov't photo ID card #: _____

Your Social Security #: _____

Birthdate: _____

Alternative number or cellphone: (_____) _____

Email address: _____

Current employer: _____

How long: _____ Position: _____

Your gross monthly income is over: \$ _____

Your Credit and Rental History:

Your bank's name: _____

City/State: _____

List major credit cards: _____

To your knowledge, have you, your spouse, or any resident listed in this Guaranty ever: been asked to move out? broken a rental agreement? been sued for rent? declared bankruptcy?

To your knowledge, has any resident listed in this Guaranty ever: been sued for property damage? 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? been charged, detained, or arrested for a felony or sex-related crime that has not been resolved by any method? Please explain: _____

6. Copy of Lease Contract. We recommend that you obtain a copy of the Lease and read it. This Guaranty applies even if you don't do so. We will give you a copy of the Lease if you request one in writing.

7. Your Acknowledgments. You acknowledge that by signing this Lease Guaranty you unconditionally guarantee all obligations of all residents under the Lease, including rent, late charges, property damage, repair costs, animal-rules-violation charges, reletting charges, utility payments, and all other sums which may become due under the Lease. Guarantor is not liable for any increases in the amount of rent stated in this agreement, or is not liable if the lease parties change, regardless of any lease renewals or month-to-month renewals, unless the Guarantor agrees to a different amount or to different lease parties in a separate written agreement.

8. Length of Obligations. Your obligations as guarantor will continue for (**check one**):

only the initial Lease term, **OR**

all Lease terms and renewals, including automatic renewals, amendments, and modifications entered into by the date listed above as the "last date for Guarantor renewal." If neither box is checked, your obligations continue for the duration of all the Lease terms or renewals of the resident(s) entered into by the date specified above for Guarantor renewal.

Signature of Guarantor _____

Signature of Guarantor's Spouse (if applicable) _____

Date of Signing Guaranty _____

FOR OFFICE USE ONLY:

Signatures of all Guarantors were verified by owner's representative.

Verification was by phone **OR** face-to-face meeting.

Date or dates of verification: _____

Telephone numbers called: _____

Guarantor or Guarantors contacted: _____

Owner's representative who talked to Guarantor or Guarantors: _____

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

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

or fax it to us at (_____) _____

Our telephone number is (_____) _____

You are entitled to a copy of this Lease Guaranty

when it is fully signed. Keep it in a safe place.