

Baltimorean Apartments
2905 N. Charles Street
Baltimore, MD 21218
(410) 889-4157

Application for Guarantor

APPLICANT

Full Name: _____ Date of Birth: _____

Address: _____

Phone #:(_____) Email: _____

Social Security or Visa #: _____ Driver's License#/State: _____

EMPLOYMENT HISTORY

Name and Address of Current Employer: _____

_____ Phone:(_____)

Dates Employed at this Job: _____ Salary: _____

MISCELLANEOUS

Have you ever:

Filed for bankruptcy? Yes No

If you answered "yes", please explain: _____

I certify that all the information given above is true and correct and understand that my lease or rental agreement may be terminated if I have made any false or incomplete statement in this application. I authorize The Baltimorean Apartments to verify any information provided in this application and to obtain a copy of my credit report in order to process this application. I also understand that completion of this application does not guarantee apartment availability.

Applicant's Signature

Date

THE BALTIMOREAN APARTMENTS
2905 N. Charles Street
Baltimore, MD 21218
(410) 889-4157 Fax (410) 889-4158

REQUEST FOR EMPLOYMENT VERIFICATION

Applicant: Please sign and date the section at the center of the page marked with a *. Please do not fill out the rest of this form. We will send this signed form to your employer if required.

To: _____

Date: _____

The person named below has submitted an application to us for an apartment rental. Your company was listed as having currently or formerly employed this person. The applicant, by his/her signature below, has authorized you to release their employment information. Your assistance in providing employment information will be sincerely appreciated. Thank you.

Employee Name: _____

Current Address: _____

Social Security Number: _____

Department or Branch: _____

Date(s) of Employment: _____

| REQUEST SUBMITTED BY | TITLE | PHONE |
|----------------------|-------|-------|
| | | |

APPLICANT'S AUTHORIZATION OF THIS INQUIRY:
I hereby consent to the release of my residency information.

* _____

Applicant's Signature **Date**

EMPLOYER'S COMMENTS

Dates of Employment: From _____ To _____

Position Held: _____

Gross Salary or Wage \$ _____ per YEAR MONTH WEEK HOUR*

(*If on hourly wage, please specify approximate number of hours worked weekly: _____
HOURS)

Other Comments: _____

SIGNATURE: _____ TITLE: _____ DATE: _____

(without first requiring the Landlord to proceed against Tenant, any other person, or any other security) to the Landlord any sums due and owing under the Lease, including without limitation interest, premiums, and charges on past due obligations of Tenant, and (2) cure any default in any term, covenant, or condition of the Lease. Guarantor further agrees to indemnify and hold harmless Landlord from any loss (including reasonable attorney's fees) resulting from any default made at any time by Tenant in any term, covenant, or condition of the Lease or by the Guarantor under the terms of this Guaranty.

6. Waivers by Guarantor. Guarantor hereby waives presentment, demand for payment, protest, notice of nonpayment, promptness, and diligence. Guarantor hereby waives notice of acceptance of this Guaranty by Landlord and any and all notices and demands of every kind and description which may be required to be given by any statute or rule of law and Guarantor agrees that the liability of Guarantor hereunder shall in no way be affected, diminished, or released by any forbearance or indulgence which may be granted to Tenant (or to any successor thereto or to any person or entity which shall have assumed the obligations thereof) or by any waiver of any term, covenant, or condition in the Lease by Landlord or by reason of any change or modification in the Lease, or by the acceptance of additional security or the release by Landlord of any security or of any person or entity primarily or secondarily liable, including Tenant and one or more of the undersigned; or by the failure of Landlord to protect, secure, preserve, or insure any security.

7. Enforcement by Landlord. Guarantor agrees that this Guaranty may be enforced by the Landlord without enforcing any rights it may have against any other person or entity or any collateral. Guarantor further agrees that nothing herein contained shall prevent Landlord from suing on the Lease or from exercising any other right available to it under the Lease or against any other person or entity, and the exercise of any of the aforementioned rights shall not constitute a legal or equitable discharge of Guarantor, it being the purpose and intent of Guarantor that its obligations under this Guaranty shall be absolute and unconditional until all terms, covenants, and conditions of the Lease have been completely fulfilled.

8. Effect of Bankruptcy. This Guaranty shall remain in full force and effect notwithstanding the institution by or against Tenant of any insolvency, bankruptcy, or reorganization proceedings or the disaffirmance of the Lease in such proceedings or otherwise. This Guaranty shall continue to be effective or shall be reinstated, as the case may be, if at any time any payment made by or on behalf of Tenant is rescinded or must otherwise be returned by Landlord upon the insolvency, bankruptcy, or reorganization of Tenant or otherwise, all as though such payment had not been made.

9. Claims by Guarantor Against Tenant. Nothing hereunder contained shall operate as, a release or discharge, in whole or in part, of any claim of Guarantor against Tenant by subrogation or otherwise, by reason of any act done or any payment made by Guarantor pursuant to the provisions of this Guaranty; but all such claims shall be subordinate to the claims of Landlord. Guarantor hereby assigns to Landlord all of its right, title, and interest in all claims of Guarantor against Tenant as security for the fulfillment of all of Guarantor's obligations under this Guaranty.

10. Waiver of Exemptions. All the laws exempting real or personal property from execution and inquisition and extension upon any levy on real or personal property are hereby waived and condemnation agreed to, and no benefit of exemption will be claimed under or by virtue of any exemption law now in force or which hereafter may be passed.

11. Notices. All notices to be sent pursuant to this Guaranty shall be sent by hand delivery, overnight delivery service, or United States Certified Mail, return receipt requested, postage prepaid. All notices shall be deemed to have been given and received on the date sent, if sent by hand; one business day after the date sent, if sent by overnight delivery service; or three (3) days after the date sent if sent by United States Certified Mail, return receipt requested, postage prepaid. The notice address for Guarantor and Landlord shall be the address set

forth beside their respective names in the first paragraph of this Guaranty or such other address as either of them may have provided to the other by giving written notice thereof in accordance with this Section.

12. Joint and Several Liability. If more than one person or entity is executing this Guaranty as a guarantor, all liabilities under this Guaranty shall be joint and several with respect to each of such persons or entities.

13. Miscellaneous.

(a) Applicable Law, Jurisdiction. Guarantor hereby acknowledges, consents, and agrees (i) that the provisions of this Guaranty and the rights of all parties mentioned herein shall be governed by and interpreted and construed in accordance with the laws of the State of Maryland (excluding principles of conflicts of law) and (ii) that the United States District Court of the District of Maryland and any court of competent jurisdiction in the State of Maryland shall have jurisdiction in any proceeding instituted to enforce this Guaranty, and any objections to venue are hereby waived.

(b) Binding Effect. The rights, powers, privileges, and discretions (hereinafter referred to as the "rights") to which Landlord may be entitled hereunder shall inure to the benefit of Landlord and Landlord's personal representatives, successors, and assigns. All the rights of Landlord are cumulative and not alternative and may be enforced successively or concurrently. Failure of Landlord to exercise any of its rights shall not be deemed a waiver thereof, and no waiver of any of its rights shall be deemed to apply to any other rights, nor shall it be effective unless in writing and signed by Landlord. The terms, covenants, and conditions of or imposed upon Guarantor herein shall be binding upon the personal representatives, successors, and assigns of each Guarantor.

(c) Severability. In case any provision (or any part of any provision) contained in this Guaranty shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision (or remaining part of the affected provision) of this Guaranty, but this Guaranty shall be construed as if such invalid, illegal, or unenforceable provision (or part thereof) had never been contained herein but only to the extent it is invalid, illegal, or unenforceable.

(d) Grammar. When used herein, the singular shall include the plural; the plural the singular; and the use of any gender shall be applicable to all genders.

(e) Time of the Essence. Time is of the essence for all purposes in this Guaranty.

(f) Counterparts. This Guaranty may be executed in any number of counterparts and by different parties hereto in separate counterparts, each of which when so executed and delivered shall be deemed to be an original, and all of which taken together shall constitute but one and the same instrument. This Guaranty shall be fully effective against any Guarantor which signs below, even if one or more persons whose name or names appear below does not execute this Guaranty.

Signature of Guarantor

Date

Agent for the Owner of 2905 N. Charles Street, L.L.C.

Date

Please note: A copy of Guarantor's driver's license or passport must be attached to this document.