



Student Lease Guaranty Agreement

Do not sign this Guaranty Agreement unless you understand that you have the same liability as the resident for rent and other money owed.

LEASE INFORMATION

About the Lease:

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

Resident name: _____
Street address: _____

Unit No. _____ Bedroom No. _____ (If available) OR Floorplan _____
City/State/Zip: _____
Rent for the term: \$ _____
Installment amount: \$ _____
Number of installments: _____
Beginning date of Lease: _____
Ending date of Lease: _____

GUARANTOR INFORMATION

Use for one guarantor only.

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: _____

- Scope of Liability.** Each guarantor must submit and execute a separate Guaranty Agreement. Termination of your obligation to guarantee the Lease applies only to future liabilities of the resident. You will remain fully liable for all sums owed to us by the resident, including damages, until all Lease obligations are fulfilled. The term "you" in this Guaranty Agreement refers to the guarantor.
- Our Remedies.** If we 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 a waiver of our rights against you. Our remedies against the resident apply to guarantors as well. It is unnecessary for us to sue or exhaust remedies against residents in order for you to be liable.
- Location of Performance and Payments.** This Guaranty Agreement is part of the Lease and must be performed in the county where the dwelling unit is located. Payments under this Guaranty Agreement must be made in accordance with the Lease.
- Your Information.** You represent that all information submitted by you on this Guaranty Agreement is true and complete. You must inform us of any change of address. We may require this document to be notarized. You authorize verification of your information by consumer reports, rental-history reports, and other means. You acknowledge that our privacy policy is available to you. You agree the information provided may be used for business purposes.
- Notice.** You acknowledge that we have the right, but not the obligation, to provide you with any notices under the Lease, including notice of default by resident, either at the address of the unit or the address listed on this Guaranty Agreement.

- Signature.** A fax or electronic signature on this Guaranty Agreement will be binding as an original signature. You do not need to sign or be named in the Lease, only this Guaranty Agreement.
- Copy of Lease.** *We recommend that you obtain a copy of the Lease and read it.* This Guaranty Agreement applies even if you don't do so. We will give you a copy of the Lease if you request one in writing.
- Your Acknowledgments.** *You acknowledge that by signing this Guaranty Agreement you unconditionally and fully guarantee all obligations under the Lease, including all rent and charges, late fees, property damage, repair costs, animal-rules-violation charges, reletting charges, and all other sums which may become due under the Lease. You agree to the Class Action and Virus Waivers in paragraph 31 of the Lease and all other Lease provisions.*
- Severability.** If any provision of this Guaranty Agreement is invalid or unenforceable under applicable law, it won't invalidate the remainder of the Guaranty Agreement.

Signature of Guarantor (electronic signature documented if blank)

Date Guaranty Agreement is Executed

FOR OFFICE USE ONLY:

Signature of Guarantor was verified by owner's representative.
Verification was by phone **OR** in person **OR** virtual.
Date of verification: _____
Telephone numbers called: _____
Owner's representative who talked to Guarantor: _____

After signing, please return this Guaranty Agreement to _____
at (street address or P.O. Box) _____
Our telephone number is (_____) _____.

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