



## APARTMENT LEASE GUARANTY

This form must be completed by a parent/guardian/financially responsible party and is not valid if completed by prospective resident. Each guarantor must submit a separate guaranty form. It must be notarized or the guarantor must attach a copy of his or her driver's license or other government-issued photo identification. **It must be returned within 7 days of leasing.**

You, as guarantor (s) signing this Apartment Lease Guaranty, guarantee all obligations of resident (s) under the Lease described below.

Resident's Name: \_\_\_\_\_ Date of Lease: \_\_\_\_\_

Address: \_\_\_\_\_

Owner's Name: \_\_\_\_\_ Bedroom: \_\_\_\_\_ Apartment No. \_\_\_\_\_

You agree that your obligation will continue through the Lease term and any renewals and will not be affected by amendments, changes, assignments or subleases of the Lease. If we, as landlord, delay or fail to exercise lease rights, pursue remedies, give notices, or make demands to the resident or to you, as guarantor, or make demands to the resident or to you, as guarantor, these will not act as a waiver of our rights as owner or as landlord. All of our remedies against the resident apply to guarantor, as well. The resident and guarantor are Solidarity liable. It is not necessary for us to sue or exhaust remedies against the resident in order for you to be liable. (You represent that all information submitted by you on this Guaranty is true and complete) You authorize us to request and obtain consumer reports, verification of income and employment, rental history reports, and other credit reports on you. 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 itself or to be named in the Lease. The Guaranty does not have to be referred to in the Lease. If we seek to enforce this Guaranty, you agree that it can be in the county where the Apartment Community is located, no matter where you live.

Guarantor's Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Social Security #: \_\_\_\_\_ Driver's License #: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Monthly Income: \_\_\_\_\_

Employer Name: \_\_\_\_\_ Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Contact Name: \_\_\_\_\_

\_\_\_\_\_  
Signature of Guarantor Date

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_

Notary signature \_\_\_\_\_  
(Unless copy of Drivers License or government photo I.D. is attached)

My commission expires: \_\_\_\_\_  
\*or any other unit and any renewal or extension of the lease

<p><b>FOR OFFICE USE ONLY</b></p> <p>Guarantor signature was verified by owner's representative.</p> <p>Verification was by <input type="checkbox"/> Phone <input type="checkbox"/> Face-to-face meeting Date of Contact: _____</p> <p>Telephone Numbers called: _____</p> <p>Name of Owner's Representative who talked to Guarantor: _____</p> <p>Identification attached: (If applicable)</p> <p><input type="checkbox"/> Drivers License</p> <p><input type="checkbox"/> Government Issued ID</p>
--