

Lease Guarantee

The undersigned _____ (guarantor), to induce University Lofts (landlord) to enter in to a lease and any successor lease with _____ (resident), hereby guarantee each and all of the resident's duties under the lease, including the duty to pay rent. Landlord will not enter in to the lease without this guarantee. Landlord may proceed directly against the guarantor with first proceeding against the resident or exhausting any remedies against the resident. No extension, forbearance, or leniency and notwithstanding the fact that the guarantors have had no notice of any such extension, forbearance, or leniency. Landlord and resident, without notice or consent by guarantors, may enter in to modifications of the lease without this guarantee being released or affected. Guarantors shall continue as guarantors with respect to the lease as modified. Neither the guarantors' guarantee nor any remedy for the enforcement thereof shall be impaired, released, or limited in any manner whatsoever by any chance, release, or limitation of the liability of resident or its trustee or receiver in bankruptcy or of any remedy for the enforcement thereof resulting from the federal bankruptcy act or other federal or state statute or from the decision of any court. Guarantors further agree to be bound, jointly and severally, with the same force and effect as if the were named as the resident in such lease.

Apartment # _____
Lease begins: _____
Lease Ends: _____
Responsible rental amount: \$ _____ (per month)

Please include all the information requested on this form and be sure to include proof of income for our records.

For Resident(s) _____
Guarantors(s) _____
Address: _____
Telephone # _____
Social Security # _____ - _____ - _____ Birth Date _____
Employer: _____ Date of Hire _____
Employer Address: _____
Annual Income: _____
Work Phone # _____

I represent that the information given above is correct and I hereby give University Lofts the right to verify the above information and references.

Guarantor(s) _____

Notary or Management _____

Commission expires: _____