GUARANTY AGREEMENT

Resident:

Guarantor(s):

Community:

Lease Date:

The Resident named above desires to enter into a lease agreement with the Community named above.

The Community, acting as agent for Management and all Owners, requires security in exchange for entering into a lease agreement. The Guarantor(s) named above are willing to give such security. If the Guarantor is married, then both the Guarantor and spouse must sign and execute this agreement, where required by law.

Guarantor(s) and Resident will be jointly and severally responsible for full performance of all of the Resident's obligations under the Lease.

The Guarantor and the Resident will be obligated to:

- Complete a rental application and qualify according to the Community's rental selection criteria
- Ensure prompt payment of rent and other charges associated with the lease
  - >> *Rent is payable in total for the lease term or in twelve (12) equal monthly installments, without proration for partial months*
- Ensure that all utility accounts associated with the apartment are kept in good standing
- Adhere to all conditions of the Lease and the UH Rules
- Pay for any and all damages to apartment while Resident is in possession of apartment and/or obligated to the Lease

If the Resident or the Guarantor are in violation of the Lease or if the lease is not fulfilled in its entirety,

- Both Guarantor and Resident may be named in any and all court proceedings, and both shall be subject to any judgments resulting from court proceedings
- Both Guarantor and Resident shall be named on any accounts turned over to collection agencies
- Guarantor will agree to pay reasonable attorney fees associated with the enforcement of the lease or Guarantor Agreement and/or the collection of any and all monies due to Community
- All remedies against the Resident shall apply to the Guarantor as well

It is not necessary for the Guarantor to sign the Lease itself or to be named in the Lease. The guaranty does not have to be mentioned in the Lease.

This guaranty applies to the Lease with the above Lease Commencement Date (Lease Date) and shall be valid and continuous through the original Lease Term and any renewals of the Lease and any transfers to other apartments within the same community. The Lease may be extended or renewed and shall be subject to and covered by this guaranty without further notice, authorization, or signature of the Guarantor. This agreement will not be affected by amendments, changes, assignments, sublets or relets of the Lease.

In witness whereof, the undersigned have executed this guaranty on _____, 20_____

Guarantor Signature*	Date	Guarantor Signature*	Date
Resident Signature	Date	Manager/Agent Signature	Date

***** If Guarantor(s) does/do not sign this agreement in the presence of an authorized community associate, Guarantor(s) must have agreement notarized, or attach a clear photocopy of a valid driver's license or other government issued photo ID (e.g., passport) to the agreement. Fax signatures are legally binding.