

LEASE CONTRACT GUARANTY

Please read the following carefully before proceeding to the next page.

You, as guarantor signing this Lease Contract Guaranty, unconditionally guarantee all obligations of resident(s) under the Lease Contract listed on the following page, including but not limited to rent, late fees, property damage, repair costs, animal violation charges, reletting charges, utility payments and all other sums which may become due under the Lease Contract. You agree that your obligations as guarantor will continue and will not be affected by amendments, modifications, roommate changes or deletions, unit changes, or renewals in the Lease Contract which may be agreed to from time to time between resident(s) and us.

If we, as Owner of the dwelling, 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 as a waiver of our rights as owner, against you as guarantor. All of our remedies against the resident(s) apply to guarantor as well. All residents, guarantors and guarantor's spouse are jointly and severally liable. It is unnecessary for us to sue or exhaust our remedies against residents in order for you to become liable. This Guaranty is part of the Lease contract and shall be performed in the county where the dwelling unit is located.

You represent that all information submitted by you on this Guaranty is true and complete, and that you will inform us of any change of address. You authorize verification of such information via consumer reports, rental history, reports and other means. 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 Contract itself or to be named in the Lease Contract. This Guaranty does not have to be referred to in the Lease Contract. It is not legally necessary for this Guaranty to be notarized. Payments under this Guaranty must be mailed or made in the county where the dwelling unit is located. We recommend that you obtain a copy of the Lease Contract and read it carefully, however this Guaranty applies even if you do not do so. We will furnish you a copy of the Lease upon written request. You acknowledge that our privacy policy is available to you.

Community Name: _____

Lessee Name: _____

Initial Lease Dates: _____

Monthly Rent Amount: _____

GUARANTOR APPLICATION

Name: _____
Last First Middle Jr./Sr. Etc.

Current Address: _____

Phone Number (home): () _____ | (work): () _____

Drivers License No: _____ | State _____ | Birthdate: ____/____/____

Sex: ____ M ____ F | Marital Status: ____ single ____ married ____ divorced ____ widowed ____ separated

Social Security Number: _____

Do you own or rent? ____ own ____ rent If renting, please give name of the apartment community: _____

Community Name _____ Community/Landlord's Phone Number _____

If you own a house, please give the following mortgage information:

Mortgage Company _____ Your Account No. _____ Company Phone No. _____

Your Relationship to Applicant/Resident: _____

Employment Information: Employment Dates: From: _____ To: _____

Company Name _____ City, ST _____ Zip Code _____ Phone No. _____

Position Held _____ /yr _____ Gross Income/yr _____ Supervisor's Name _____ Supervisor's Phone # _____

If self employed, give name and number bank or accountant to verify income: _____

Bank Information:

Bank Name: _____ City, State _____

List all major credit cards in your name: _____

The facts set forth in my application are true and complete. You are hereby authorized to make investigation of my rental history, employment and credit records through any investigative or credit agencies of your choice. **NO CHANGES TO THIS FORM ARE PERMITTED.**

Guaranty of Lease

I hereby guarantee prompt payments of all sums due Lincoln Property Company/Agent from _____ (Resident) by virtue and in full performance of the lease contract beginning: _____. In multiple occupancy, each Resident or Guarantor is jointly and severally liable for all sums due under the lease.

Signature of Guarantor

Date Signed

Return this completed page to the community.