

GUARANTY AGREEMENT

Resident:			
Guarantor(s):			
Lease Date:			
The Resident named above desi	res to enter into a le	ase agreement with the Community	y named above.
The Community, acting as agentagreement. The Guarantor(s) na		and all Owners, requires security in ing to give such security.	exchange for entering into a lease
Guarantor(s) and Resident will be the Lease.	jointly and severally	responsible for full performance of a	all of the Resident's obligations unde
 Ensure prompt payment Guarantor(s) un installments, with Ensure that all utility acc Adhere to all conditions of 	ation and qualify act of rent and other change of rent and other change of the change of the change of the Lease and the change of the change	cording to the Community's selection arges associated with the lease is payable in total for the lease teartial months the apartment are kept in good s	rm, or in twelve (12) equal monthly
 Both Guarantor and Resigning judgments resulting from Both Guarantor and Resigning Guarantor will agree to 	sident may be name court proceedings ident shall be name pay reasonable attoulection of any and a	e Lease or if the lease is not fulfilled ed in any and all court proceeding d on any accounts turned over to corney fees associated with the enfoall monies due to Community to the Guarantor as well	s, and both shall be subject to any ollection agencies
It is not necessary for the Guarar mentioned in the Lease.	ntor to sign the Leas	e itself or to be named in the Lease	e. The guaranty does not have to be
Term and any renewals of the lamay be extended or renewed authorization, or signature of assignments, sublets or relets	Lease and any trand and shall be suften the Guarantor. To the Lease.	e Lease Date and shall be valid and sfers to other apartments within abject to and covered by this of this agreement will not be affect this guaranty on	the same community. The Lease guaranty without further notice ected by amendments, changes
			, <u>-</u>
Guarantor Signature*	Date	Guarantor 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 copy of a valid driver's license or other government issued photo I.D. (e.g.: passport) to the agreement. Fax signatures are legally binding.

Date

Manager/Agent Signature

Date

Resident Signature





GUARANTOR APPLICATION

PRIMARY APPLICANT'S NAME	EMPLOYMENT INFORMATION
	Current Employe <u>r</u>
GUARANTOR INFO	Address
Name	city state zip
first last middl ė nitial	Position
Address	Date Hired
	Supervisor
city state zip	Telephone
Date of BirthGende <u>r</u>	Gross Monthly Income
Social Security Number	-
Driver's License Number/State of Issue/Vehicle Tag Number	Previous Employment Information (current employment is less than 12 mo
	Employer
E-mail Addre <u>ss</u>	Address
Cell Phone	city state zip
Telephone	Position
	Date Hired
	Supervisor
	TelephoneGross Monthly Income
	Additional Income
	Source/Amount per (circle one) Month/Year
	Source/Amount per (circle one) Month/Year

You hereby declare that all information on this form is true and complete. You authorize University House communities to verify this information by all available means, including credit reports, consumer reports and criminal history reports, but we are not required to investigate or verify any preliminary findings.

You understand that this application and the application of the leaseholder whose lease you are guaranteeing may be rejected if you do not meet all requirements for residency included in the current University House Statement of Rental Policy or you have provided incomplete or inaccurate information on this application. You further understand that if you cancel your application within seventy-two (72) hours of the time it was submitted or if your application is rejected, that you are not entitled to the return of your application fee, but you will receive a full refund of your holding fee and administrative processing fee. If you cancel more than seventy-two (72) hours after submission of this application, we may retain your application fee, holding fee and administrative fees. You may not assume your application has been approved until and unless you receive actual notice of approval.

You understand that this application does not constitute a lease agreement and does not create any entitlement or obligation to any apartment or bedspace. If you have signed the Lease and your application or the application of the individual whose Lease you are guaranteeing is rejected, you understand that this rejection is in violation of the Lease, and the rights to the premises of the applicant whose Lease you are guaranteeing are terminated without delay.

Guarantor Applicant's Signature/Date	Management Representative's Signature/Date/Time	