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GUARANTY AGREEMENT

Resident:

Guarantor(s):

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.

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

The Guarantor and the Resident will be obligated to:

- Complete a rental application and qualify according to the standards of the Community.
- Ensure prompt payment of rent and other charges associated with the lease.
- 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 will 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.

If the Guarantor is married, then both the Guarantor and spouse must sign and execute this agreement, where required by law.

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 shall be valid and continuous through the Lease Term and any renewals. 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 or sublets 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 does not sign this addendum in the presence of an authorized community associate, guarantor must sign addendum in front of a notary public or must include a photocopy of a government issued photo ID.