



Continuing Parental or Sponsor Guarantee

THIS GUARANTY AGREEMENT is executed by the person or persons whose names are signed below. It is understood that _____ has applied to become a tenant through Slann Property Management, LLC for the property located at _____. The Lease is incorporated herein and will be signed by the Tenant, subject to completion as appropriate. The Landlord requires, as a possible condition of the acceptance of such Tenant, that all obligations of the Tenant with respect to the Lease be personally and unconditionally guaranteed by the prospective Tenant's parent, guardian, or other sponsor. The requirement of the guaranty is in recognition that the Tenant may not have sufficient independent financial means; however, the obligations of the guarantor shall be in force irrespective of the Tenant's financial means.

The undersigned represents that his or her relationship with the Tenant is that of _____ (parent, guardian, uncle, aunt, or specify other.) It is understood that the Guarantor must be at least 21 years of age and may not be a current Tenant through Slann Property Management, LLC.

In order to induce Landlord to lease to the Tenant identified above, the undersigned does hereby guarantee the payment in full of all obligations under the Lease to be executed by the Tenant or any renewal, extension, or subsequent Lease (whether for the same or different property), and to pay all amounts including fines imposed pursuant to the Lease, and Attorney's fees incurred in the enforcement of the subject Lease or any renewal, extension or subsequent lease.

This guaranty may be enforced against Guarantor without necessity of recourse against Tenant or any other parties responsible. Guarantor consents that any proceedings to enforce this Agreement or related rights may be brought before the court sitting in the judicial district or circuit in which the property is located, and Guarantor consents to personal jurisdiction of such courts. Any actions to enforce this guaranty shall be governed by the laws of the state in which the property is located.

The Guarantor waives (1) notice of renewal or extension of Tenant's lease or notice of any extension of time within which any payment of rental, damages, or repairs or performance of other obligations shall be due; (2) necessity of recourse against Tenant (3) any understanding that any other person, firm or corporation was to sign this guaranty; (4) the incapacity or bankruptcy of Tenant or any other Guarantor; (5) any notice of change or amendment to the Lease or the right to any notice of default.

Failure of the Landlord to enforce rights of recovery against other occupants of the property and any third parties shall not release Guarantor, provided that Guarantor is only liable for payments or obligations of Tenant whose name is set forth above in accordance with the terms of the Lease Agreement, but shall be solely responsible as though Guarantor were the Tenant.

In addition to other amounts guaranteed, Guarantor agrees to pay a reasonable attorney's fee and all costs imposed under the terms of the Lease or appropriate in enforcement of this guaranty. **Please note that in signing this document you are guaranteeing your son's/daughter's (etc) rent and NOT that of his/her roommates. The lease remains joint and several (see item 33 of Lease).

Executed this _____ day of _____, 20 _____.

Signature of Guarantor: _____

Print Name: _____

Address: _____

City, State, Zip: _____

Date of Birth: _____ Social Security #: _____

Phone# (home) _____ (work) _____

(cell) _____ (other) _____