

Lease Guaranty Form

Each Guarantor must submit a separate guaranty form. It must be notarized, or the Guarantor must attach a copy of his or her driver's license or other government-issued photo identification with signature. You, as Guarantor signing this Lease Guaranty, guarantee all obligations of Resident under the lease with Eric Blum acting as Agent for Owner described below.

Date of Lease: _____
 Resident Name: _____
 Property Address: _____

You agree that your obligation will continue through the lease term and will not be affected by amendments, changes assignments or subleases of the Lease. If we, as Landlord delay or fail to exercise lease rights, pursue remedies, give notices, or make demands to the Resident or to you, as Guarantor, these will not act as a waiver of our rights as owner or landlord. All of our remedies against the Resident apply to Guarantor as well. The Resident and Guarantor are solidarily liable. It is not necessary for us to sue or exhaust remedies against the Resident in order for you to be liable.

You represent that all information submitted by you on this Guaranty is true and complete. You authorize us to request and obtain consumer reports, verification of income and employment, rental history reports, and other credit reports on you. 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 itself or to be named in the Lease. The Guaranty does not have to be referred to the in the Lease.

If we seek to enforce this Guaranty, you agree that it can be in Rutherford County, Tennessee, where the property is located, no matter where you live.

Please Print:
 Guarantor's Name: _____
 Relationship: _____
 Address: _____
 City, State, Zip: _____
 Phone: _____
 E-Mail: _____
 Social Security #: _____
 Driver's License #: _____
 Date of Birth: _____
 Monthly Income: _____
 Employer Name: _____
 Address: _____
 Phone: _____
 Fax: _____
 Contact Name: _____

 Signature of Guarantor Date

"Duration: This guaranty shall be in effect during the initial lease term. Thereafter, this guaranty shall remain in effect for the full term of any future leases, or renewals or extensions of the existing lease, unless Landlord has received a written notification of revocation of this guaranty from the guarantor at least 3 days prior to the execution by the Landlord of the future lease, renewal or extension."

This instrument was acknowledged before me on _____ by _____
 Notary Signature: _____
 (unless copy of Driver's License or government-issued photo ID is attached)
 My Commission expires: _____

FOR STAFF USE ONLY			
Staff is required to complete the following information after guarantor status is received:			
Date received: _____	Guarantor Accepted _____	Guarantor Denied _____	Staff Initials: _____
Date Resident Notified: _____		Staff Initials _____	
Identification Attached: Driver's License _____		Government issued photo ID _____	

Credit Card Authorization

Name on Card: _____

Billing Address: _____

Credit Card #: _____ Expiration Date: ____/____/____

"I agree to pay according to the card issuer agreement for property damages, unpaid rent, late fees, court and collection costs in accordance with the lease agreement."

Signature X _____