



Lease Contract Guaranty

Do not sign this form unless you understand that you have the same liability as all residents for rent and other monies owed.



Lease Contract Information

ABOUT LEASE: Date of Lease Contract (top left hand corner of Lease Contract): _____

Unit No. of Apartment _____ and street address of dwelling being leased:

4545 Willa Creek Dr.

Owner's name (or name of apartments): **Serenity at Tuskawilla Property Management LLC**

City/State/Zip of above dwelling: **Winter Springs, FL 32708**

Monthly rent for dwelling unit: \$ _____

Resident names (list all residents on Lease Contract): _____

Beginning date of Lease Contract: _____

Ending date of Lease Contract: _____

Guarantor Information

Use for one guarantor only (can include spouse of guarantor)

ABOUT GUARANTOR: Full name (exactly as on driver's license or govt. ID card) _____

Your Social Security #: _____

Current address where you live: _____

Driver's license # and state: _____

Phone: _____

OR govt. photo ID card #: _____

Alternate or cell phone: _____

Birthdate: _____ Sex _____

Email address: _____

Marital Status: single married divorced widowed separated

(Please check one) Do you own or rent your home?

Total number of dependents under the age of 18 or in college: _____

If renting, name of apartments: _____

What relationship are you to the resident(s)? parent sibling

Manager's name: _____ Phone: _____

employer other _____

Are you or your spouse a guarantor for any other lease? Yes No

If so, how many? _____

YOUR WORK: Present employer: _____

Email address: _____

Employer's address: _____

How long? _____

Work phone: _____

Position: _____

Alternate phone: _____

Your gross monthly income is over: \$ _____

Supervisor's name: _____ Phone: _____

YOUR SPOUSE: Full name (exactly as on driver's license or govt. ID card): _____

Alternate or cell phone: _____

Driver's license # and state: _____

Email address: _____

OR govt. photo ID card #: _____

Present employer: _____

Social Security #: _____

How long? _____ Position: _____

Birthdate: _____

Work phone: _____

Monthly gross income is over: \$ _____

YOUR CREDIT/RENTAL HISTORY:

Your bank's name: _____

resident listed in this Guaranty ever: been sued for property damage?

City/State: _____

been charged, detained, or arrested for a felony or sex-related crime that was resolved by conviction, probation, deferred adjudication, court-ordered community supervision, or pretrial diversion? or been charged, detained, or arrested for a felony or sex-related crime that has not been resolved by any method? Please explain: _____

List major credit cards: _____

To your knowledge, have you, your spouse, or any resident listed in this Guaranty ever: been asked to move out? broken a rental agreement?

declared bankruptcy? or been sued for rent? To your knowledge, has any

In consideration for us to enter into the above Lease Contract with the Resident(s), as an inducement to us for making the lease, and other good and valuable consideration, the receipt of which is acknowledged, you guarantee all obligations of resident(s) under the Lease Contract, 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 represent that all information submitted by you on this Guaranty is true and complete. 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. You are required not required to have this Guaranty agreement notarized. If no box is checked, it is not required to be notarized. Payments under this Guaranty must be mailed to 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. This Guaranty applies even if you don't do so. We will furnish you a copy of the Lease upon written request.

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 remedies against residents in order for you to be liable. This Guaranty is part of the Lease Contract and shall be performed in the county where the dwelling unit is located.

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