



Continuing Parental or Sponsor Guaranty

THIS GUARANTY AGREEMENT is executed by the person(s) whose name(s) are signed below. It is understood that _____ (Tenant) has applied to become a tenant through Slann Property Management, LLC (Landlord) for the property located at _____. The undersigned represents that his or her relationship with the Tenant is that of _____ (parent, guardian, or specify other.)

The Landlord requires that all obligations of the Tenant with respect to the Residential Rental Lease Agreement (the "Lease") be personally and unconditionally guaranteed by the prospective Tenant's Guarantor. It is the responsibility of the Guarantor to obtain a copy of the Lease and to obtain an understanding of the entire agreement. 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.

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, and to pay all amounts including damages, fines imposed pursuant to the Lease, and Attorney's fees incurred in the enforcement of the subject Lease. In addition to other amounts guaranteed, Guarantor agrees to pay reasonable attorney's fees and all costs imposed under the terms of the Lease or appropriate in enforcement of this guaranty.

The undersigned does hereby agree to pay \$_____, the monthly rental amount in full should the Tenant fail to do so. *Please note that in signing this document, you are guaranteeing rent for the above named Tenant only; NOT that of his/her roommates. The Lease remains joint and several (refer to item 33 of 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 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.

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.

This agreement shall remain in effect for the term of the Lease contract, or any subsequent Lease contracts in which Tenant has entered with Landlord. Executed this _____ day of _____, 20 _____.

Signature of Guarantor: _____

Guarantor Printed Name: _____

Address: _____

City, State, Zip: _____

Date of Birth: _____ Social Security #: _____

Phone# (home) _____ (work) _____

(cell) _____ (other) _____

Email address: _____