

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 <i>(top left hand corner of Lease Contract):</i> _____ Owner's name <i>(or name of apartments):</i> <u>Indian Summer Apartments, Inc.</u> _____ Resident names <i>(list all residents on Lease Contract):</i> _____ _____	Unit No. of Apartment _____ and street address of dwelling being leased: _____ City/State/Zip of above dwelling: <u>Natchitoches, LA 71457</u> _____ Monthly rent for dwelling unit: \$ _____ Beginning date of Lease Contract: _____ Ending date of Lease Contract: _____
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Guarantor Information

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

ABOUT GUARANTOR: Full name <i>(exactly as on driver's license or govt. ID card)</i> _____ Current address where you live: _____ _____ Phone: _____ Alternate or cell phone: _____ Email address: _____ <i>(Please check one)</i> Do you <input type="checkbox"/> own or <input type="checkbox"/> rent your home? If renting, name of apartments: _____ Manager's name: _____ Phone: _____	Your Social Security #: _____ Driver's license # and state: _____ OR govt. photo ID card #: _____ Birthdate: _____ Sex _____ Marital Status: <input type="checkbox"/> single <input type="checkbox"/> married <input type="checkbox"/> divorced <input type="checkbox"/> widowed <input type="checkbox"/> separated Total number of dependents under the age of 18 or in college: _____ What relationship are you to the resident(s)? <input type="checkbox"/> parent <input type="checkbox"/> sibling <input type="checkbox"/> employer <input type="checkbox"/> other _____ Are you or your spouse a guarantor for any other lease? <input type="checkbox"/> Yes <input type="checkbox"/> No If so, how many? _____
YOUR WORK: Present employer: _____ Employer's address: _____ _____ Work phone: _____ Alternate phone: _____	Email address: _____ How long? _____ Position: _____ Your gross monthly income is over: \$ _____ Supervisor's name: _____ Phone: _____
YOUR SPOUSE: Full name <i>(exactly as on driver's license or govt. ID card):</i> _____ Driver's license # and state: _____ OR govt. photo ID card #: _____ Social Security #: _____ Birthdate: _____	Alternate or cell phone: _____ Email address: _____ Present employer: _____ How long? _____ Position: _____ Work phone: _____ Monthly gross income is over: \$ _____
YOUR CREDIT/RENTAL HISTORY: Your bank's name: _____ City/State: _____ List major credit cards: _____ To your knowledge, have you, your spouse, or any resident listed in this Guaranty ever: <input type="checkbox"/> been asked to move out? <input type="checkbox"/> broken a rental agreement? <input type="checkbox"/> declared bankruptcy? or <input type="checkbox"/> been sued for rent? To your knowledge, has any	resident listed in this Guaranty ever: <input type="checkbox"/> been sued for property damage? <input type="checkbox"/> 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 <input type="checkbox"/> been charged, detained, or arrested for a felony or sex-related crime that has not been resolved by any method? Please explain: _____ _____ _____

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 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.

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.

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