

Lease Agreement Guaranty

Guarantor General Information

Name of Guarantor (Parental, Sponsor, or Guardian over the age of 21):				
Social Security Number:		Date of Birth:		Driver's License Number/State:
Current Address:			City:	State: Zip Code:
Own Rent (Please Circle)	Monthly Loan or Rent Payment:			How Long?
Cell Phone:		Email:		Home Phone:
Name of Applicant (Lessee):			Relationship to Lessee:	

Guarantor Employment Information

Current Employer:		Position:		How Long?
Address:			City:	State: Zip Code:
E-mail:		Phone:		Contact:
Hourly Salary (Please Circle)	Annual Income:			Other Income:

Guarantor Credit / Debit Card Information (For 12 Installments "Monthly" Payment Option ONLY)

Account Holder's Name (as it appears on the card):			Card Account Number:	
M/C Visa (Please Circle)	Expiration Date:		Three Digit Security Code:	
Account Holder's Mailing Address (where the bill is mailed):				
City:		State:		Zip Code:

Guaranty of Lease Agreement

I, the undersigned Guarantor, acknowledge and have read or had the opportunity to read the Lease Agreement. In consideration for, and as an inducement in making the Lease Agreement between Levan Properties LLC, the Management Agent (herein after known as "Landlord", "Manager", or "Lessor") for Buchtel Properties LLC dba UA Townhomes, the Owner (herein after known as "Owner") at the University Townhomes of Akron Community (herein after known as "Premises"), and with the Applicant (herein after known as "Resident", "Tenant", or "Lessee") named above, I, the undersigned Guarantor, either a parent, legal guardian, or sponsor of the Resident, do hereby unconditionally guarantee the full performance and observance of all the terms, agreements, and conditions of the Lease Agreement, and of any amended, revised, continued, or renewed including but not limited to, the punctual payments of all rents, additional rents, subletting charges, utility charges, animal violation charges, late charges, repair costs, any amounts due and owing for damages to the Unit and Premises, and any other sums and charges payable under the Lease Agreement.

For accepting the Monthly Installment Payment Option, I, the undersigned Guarantor, authorize the Landlord to charge my credit or debit card listed above for any balance of rent, damages, or any other charges more than five (5) days past due. If the Landlord delays or fails to give notices, make demands, or exercise lease rights, I will not consider it a waiver of the Landlord's rights. I also agree to pay any reasonable costs, including attorney's fees, imposed under the terms of the Lease Agreement or enforcement of this Guaranty.

I, the undersigned Guarantor, certify and represent that all statements and information given are true and complete, and I recognize that the Landlord will execute a Lease Agreement in reliance upon the truthfulness thereof. I authorize the Landlord to verify the information by reasonable means and perform a credit check for the purpose of this Guaranty if needed. The Deposit including Security Deposit (up to one month's rent) made by the Resident, may be retained by the Landlord as liquidated damages for any false statements contained herein.

Signature of Guarantor: _____ **Date:** _____

NOTARY PUBLIC

State of _____ County of _____

I, the undersigned Notary Public, hereby certify that on this ____ day of _____, 20____, before me personally appeared, _____, personally known to me (or proved to me on the basis of satisfactorily evidence) to be the person who signed and executed the foregoing Guaranty in their authorized capacity.

My Commission Expires: _____

(NOTORIAL SEAL)

A Guarantor is required for all applicants. The Guarantor's signature must be notarized in front of a Notary Public. A Notary Public can be found at most banks, Kinko's, or legal offices. The Notary Public will ask for proper identification such as Driver's License, State I.D., Military I.D. Passport, etc. Please be aware that if the Lease Agreement Guaranty is not completed correctly, or is left incomplete, the Rental Application and Lease Agreement may not be processed. For convenience, the signed and notarized Lease Agreement Guaranty may be mailed, faxed, or scanned and emailed. All will be accepted as an original signature.

