

# LEASE CONTRACT GUARANTY

You, as GUARANTOR, guarantee all obligations of the TENANT under the Lease Contract described below.

APARTMENT COMMUNITY: "Turner NW", 208 Turner St NW, Blacksburg, VA 24060

LANDLORD: 208 Turner LLC

TENANT: \_\_\_\_\_

LEASED PREMISES: Apartment # \_\_\_\_\_

FIRST DAY of Lease Term: \_\_\_\_\_

TOTAL MONTHLY RENTAL RATE: \$ \_\_\_\_\_

You agree that your obligations as GUARANTOR will continue and will not be affected by amendments, changes, renewals or extensions of the Lease Contract, which may be agreed to from time to time between TENANT and LANDLORD. If we, as LANDLORD of the dwelling, delay or fail to exercise lease rights, pursue remedies, give notices, or make demands to you, as GUARANTOR, you will not consider it a waiver of our rights as LANDLORD. All of our remedies against the TENANT apply to GUARANTOR, as well. Multiple GUARANTORS, if applicable are jointly and severally liable. It is unnecessary for LANDLORD to use or exhaust remedies against TENANT in order for you to be liable. In the event that the TENANT fails to pay the rent when due, LANDLORD may notify you in writing of such failure and you should PROMPTLY pay LANDLORD all amounts then owed, and from time to time thereafter owed, under the provision of the Lease Contract. You understand that LANDLORD is relying on this guarantee in evaluating the application for this Lease Contract and that the following information is offered for consideration and verification. You hereby give permission to LANDLORD or its agent to obtain information on your credit for the purpose of this guarantee. 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.

GUARANTOR Name: \_\_\_\_\_

Relationship to TENANT: \_\_\_\_\_

GUARANTOR Address: \_\_\_\_\_

GUARANTOR Phone (\_\_\_\_)\_\_\_\_ - \_\_\_\_\_ Email Address \_\_\_\_\_

GUARANTOR's Employer: \_\_\_\_\_

Employer Address: \_\_\_\_\_

Employer Phone: (\_\_\_\_)\_\_\_\_ - \_\_\_\_\_ Supervisor's Name: \_\_\_\_\_

Length of Employment: \_\_\_\_\_

Occupation: \_\_\_\_\_

GUARANTOR's Date of Birth: \_\_\_\_/\_\_\_\_/\_\_\_\_

GUARANTOR'S Monthly Income\*: \_\_\_\_\_

(\*Attach verification in form of two (2) most recent paycheck stubs or bank statements, or prior year W-2, etc.)

\_\_\_\_\_  
GUARANTOR's Signature Date  
[Signature of GUARANTOR must be notarized below]

Date: \_\_\_\_\_ Then personally appeared the above-named \_\_\_\_\_  
and acknowledged the foregoing instrument to be his/her free act and deed before me.

\_\_\_\_\_  
Notary Public

My commission expires on: