

**LEASE CONTRACT GUARANTY**

You, as GUARANTOR, do hereby guarantee all contractual obligations of the TENANT as set forth under the subject Lease Contract described more particularly herein:

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 further agree and acknowledge that your contractual obligations as GUARANTOR will continue and will not be affected by any amendments, changes, renewals and/or extensions of the subject Lease Contract, which may be agreed to from time to time as between TENANT and LANDLORD. If we, as LANDLORD, should delay or fail to exercise any lease rights, or to pursue any remedies, or to give any notices, or to make any demands of or to you as GUARANTOR, you do hereby acknowledge and agree that any such delay or failure shall not constitute nor shall it be construed in any way as a waiver of any of our rights as LANDLORD. All of our remedies against TENANT also apply to you as GUARANTOR, as well. Multiple GUARANTORS, if applicable, are jointly and severally liable. It is unnecessary for LANDLORD to use or to exhaust all remedies against TENANT in order for you, as GUARANTOR, to be liable. In the event that TENANT should fail to pay the rent when due, LANDLORD may notify you in writing of such failure, and you shall PROMPTLY pay LANDLORD all amounts then due and owing, and from time to time thereafter, in accordance with the applicable provisions of the Lease Contract. You do hereby understand and acknowledge that LANDLORD is relying on this Guaranty in evaluating the application for the underlying Lease Contract and that the following information is being offered for consideration and for verification. You therefore and do hereby grant permission to LANDLORD or to its agents to obtain information regarding your credit for the purpose of this Guaranty. A facsimile signature by you on this Guaranty will be just as binding as an original signature. Further, it is not necessary for you, as GUARANTOR, to sign the Lease Contract itself or to be named in the Lease Contract. This Guaranty is attached, made a part of and is hereby incorporated by reference into the above referenced Lease Contract, and any subsequent amendments, changes, renewals and/or extensions of said 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 the form of two (2) most recent paycheck stubs or bank statements, or prior year W-2, etc.)

\_\_\_\_\_  
**GUARANTOR** **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: