



Lease Contract Guaranty

Each guarantor must submit a separate guaranty form, unless guarantors are husband and wife.



Lease Contract Information

About Lease: Date of Lease Contract (top right hand corner of Lease Contract): _____

Unit No. of Apartment _____ and street address of dwelling being leased: _____

Owner's name (or name of apartments): _____

City/ State/Zip of above dwelling: _____

Resident names (list all residents on Lease Contract): _____

Monthly rent for dwelling unit: \$ _____

Beginning date of Leases Contract: _____

Ending date of Lease Contract: _____

Guarantor Information

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

About Guarantor: Full name (exactly as on driver's license or govt. ID card) _____

Driver's license # and state: _____

Current address where you live: _____

OR govt. photo ID card #: _____

Birthdate: _____ Sex _____

Phone: (_____) _____

Marital Status: single married divorced widowed separated

(Please check one) Do you own or rent your home?

Total number of dependents under the age of 18 or in college: _____

If renting, name of apartments: _____

What relationship are you to the resident(s)? parent brother or sister

 employer other _____

Manager's name: _____ Phone: _____

Are you or your spouse a guarantor for any other lease? Yes No

Your Social Security #: _____

If so, how many? _____

Your Work: Present employer: _____

How long? _____

Employer's address: _____

Position: _____

Work phone: (_____) _____

Your gross monthly income is over \$ _____

Supervisor's name: _____ Phone: _____

Your Spouse: Full name (exactly as on driver's license or govt. ID card) _____

Social Security #: _____

Driver's license # and state: _____

Present employer: _____

OR govt. photo ID card #: _____

How long? _____ Position: _____

Work phone: (_____) _____

Your Credit/Rental History:

Your bank's name: _____

City/State: _____

List major credit cards: _____

has any resident listed in this Guaranty ever: been sued for property damage? been charged, detained, or arrested for a felony or sex-related crime that was resolved by conviction, probation, deferred adjudication, court-related community supervision, or pretrial diversion? Or been charged, detained, or arrested for a felony or sex-related crime that has not been resolved by any method? Please explain: _____

To your knowledge, have you, your spouse, or any resident listed in this Guaranty ever: been asked to move out? broken a rental agreement? declared bankruptcy? Or been sued for rent? To your knowledge, has



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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 obligation 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 not required to have this Guaranty agreement 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.

SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:

After signing, please return the signed original of this Guaranty to **RAIT Stone Creek LLC**

At (street address or P.O. Box) _____

Or (optional) fax it to us at _____

Our telephone number _____

Date of signing Guaranty

Date of signing Guaranty

Signature of Guarantor

Signature of Guarantor's Spouse

