

THE GARDEN DISTRICT-AUBURN, LTD.
PARENTAL OR SPONSOR GUARANTY

THIS GUARANTY AGREEMENT is executed by the person whose name is signed below. It is understood that _____ has applied to become a tenant at The Garden District-Auburn, Ltd., Auburn, Alabama, hereinafter referred to as Lessor.

Attached hereto and incorporated herein by reference is a copy of the Lease Agreement that has been signed by the Tenant. The Lessor requires, as condition of the acceptance of said Tenant, that all obligations of the Tenant with respect to the Lease Agreement and Addenda be personally and unconditionally guaranteed by the prospective Tenant's parent, guardian, or other sponsor.

The undersigned represents that his or her relationship with the tenant is that of _____ (parent, guardian, uncle, aunt, or specify other).

To induce Lessor to lease to the Tenant described above, the undersigned does hereby guarantee the payment in full of any obligations under the Lease executed by the Tenant and does hereby guarantee the performance of any and every obligation arising thereunder, expressly including, without limitation, the obligation to pay rent for the entire term, whether or not occupancy is ever accepted by the Tenant, the obligation to pay any and all costs of repair or damage to the premises (the unit in which the premises are located or the building or common areas of the apartment complex) and the obligation to pay any and all amounts, including fines imposed pursuant to the Rules and Regulations.

This guaranty may be enforced against Guarantor without the necessity of recourse against Tenant or any other parties responsible. Guarantor consents that any proceedings to enforce this Agreement or related rights may be brought in any court sitting in the judicial district or circuit in which the apartments are located, and Guarantor consents to personal jurisdiction of such courts and agree that he or she may be served with process by certified mail at the address shown below. Any actions to enforce this guaranty shall be governed by the laws of the state in which the apartments are located.

The Guarantor waives (1) renewal or notice of extension of time within which any payment of rental, damages or repairs or the performance of other obligations shall be due; (2) necessity of recourse against Tenant; (3) any understanding that any other person, firm or corporation was to sign this guaranty; (4) the incapacity or bankruptcy of Tenant or any other Guarantor; (5) any notice of change or amendment to the Lease and Addenda and (6) the right to any notice of default.

Failure of Lessor to enforce rights of recovery against other occupants of the unit and any third parties shall not release Guarantor, provided that Guarantor is only liable for payments or obligations of the Tenant whose name is set forth above in accordance with the terms of the Lease Agreement but shall be solely responsible as though the Guarantor were the Tenant.

In addition to other amounts guaranteed, Guarantor further agrees and acknowledges that an investigative consumer report and an employment verification report may be made on the Guarantor by Lessor or Lessor's agent and that any person on which an investigative consumer report is made has the right to request a complete and accurate disclosure of the nature and scope of the investigation requested and also has the right to request a written summary of the person's rights under The Fair Credit Reporting Act. Guarantor hereby authorizes Lessor or Lessor's agent to obtain and hereby instructs any consumer reporting agency designated by Lessor or Lessor's agent to furnish a consumer report under The Fair Credit Reporting Act to Lessor or Lessor's agent to use such consumer report in attempting to collect any amounts due and owing under the Lease or the Guaranty or for any other permissible purpose.

THE EXECUTION OF THIS DOCUMENT IS A MATERIAL INDUCEMENT FOR LESSOR TO ENTER INTO A LEASE AGREEMENT, AND LESSOR IS FULLY RELYING UPON THE DUE AND VALID EXECUTION BY THE PERSONS WHOSE NAME IS SHOWN. LESSOR RESERVES ALL RECOURSE, CIVIL OR CRIMINAL, IN THE EVENT OF A FALSE OR FORGED EXECUTION HEREOF. FURTHER, THIS AGREEMENT SHALL REMAIN IN EFFECT FOR THE ENTIRE TERM OF THE LEASE AGREEMENT OR ANY SUBSEQUENT LEASE AGREEMENT IN WHICH THE TENANT HAS ENTERED. THE UNDERSIGNED GUARANTOR SPECIFICALLY CONSENTS TO EXTEND THIS AGREEMENT TO GUARANTEE ANY FUTURE LEASE AGREEMENTS BETWEEN TENANT AND LESSOR INCLUDING FUTURE OR SUBSEQUENT AGREEMENTS BETWEEN TENANT AND LESSOR IN WHICH MATERIAL TERMS ARE CHANGED FROM THE CURRENT LEASE AGREEMENT WHICH MAY INCREASE GUARANTOR'S RISK HEREUNDER. SAID CHANGE OF MATERIAL TERMS MAY INCLUDE, BUT IS NOT LIMITED TO, A CHANGE IN RENTAL AMOUNT OR LENGTH OF THE LEASE TERM.

_____(L.S.)
Guarantor Signature

Date signed _____

**Please paste, tape, or attach a copy of the front of
your Driver's License here.**



WE MUST HAVE A COPY OF YOUR LICENSE.

PLEASE PRINT

Guarantor Name

Name of Guarantor Place of Employment

Guarantor Social Security Number

Address of Guarantor Employment

Guarantor Physical Street Address
(Do not use P O Box Address)

City, State, Zip Code of Guarantor Employment
(Do not use PO Box Address)

Guarantor City, State and Zip Code

Phone Number of Guarantor Employment

Guarantors Date of Birth (must be at least 38)

Guarantor Home Telephone Number

Bank where you have checking account

Guarantor Cell Phone Number

Bank address and city/state/zip code

Guarantor Email Address

Bank Phone number

Please send to:

Email: auburn@gardendistrictrentals.com

OR

Fax: 334-826-6644

You are also more than welcome to drop it off at the office or mail it.

Mail to: The Garden District- Leasing
Office

190 E University Dr.
Auburn, Al 36832