

GUARANTOR ADDENDUM

PROPERTY: Ashley Court Apartments

Beginning Date of Lease Contract: _____ Monthly Rent (Special Rate): _____

End Date of Lease Contract: _____ Monthly Rent (Market Rate): _____

Resident Names (ALL Leaseholders): _____

Street Address & Unit Number: _____

GUARANTOR: _____ PHONE: _____

DATE OF BIRTH: _____ SSN: _____ D.L. NUMBER: _____ STATE: _____

EMAIL ADDRESS: _____ MARITAL STATUS: _____ SEX M F

JOINT GUARANTOR: _____ PHONE: _____

DATE OF BIRTH: _____ SSN: _____ D.L. NUMBER: _____ STATE: _____

EMAIL ADDRESS: _____ MARITAL STATUS: _____ SEX M F

GUARANTOR RESIDENCE HISTORY

Address: _____ RENT OWN
STREET CITY STATE ZIP

LANDLORD/LIENHOLDER TELEPHONE MOVE-IN/MOVE-OUT \$/MONTH

HAS ANY APPLICANT EVER (CHECK ANY THAT APPLY) BEEN EVICTED, SUED FOR RENT OR DAMAGES, BROKEN A RENTAL AGREEMENT, DECLARED BANKRUPTCY?

GUARANTOR EMPLOYMENT

Employment: _____
COMPANY LENGTH INCOME SUPERVISOR
STREET CITY STATE ZIP TELEPHONE

JOB TYPE: _____ JOB TITLE: _____

SPOUSE'S EMPLOYMENT

Employment: _____
COMPANY LENGTH INCOME SUPERVISOR
STREET CITY STATE ZIP TELEPHONE

JOB TYPE: _____ JOB TITLE: _____

OTHER INCOME for Guarantor or Spouse? IF SO PLEASE PROVIDE THE FOLLOWING INFORMATION (PLEASE PROVIDE DOCUMENTATION):

SOURCE: _____ AMOUNT PER MONTH: _____

APPLICATION FEE

GUARANTOR(S) HAS SUBMITTED THE SUM OF \$ _____ WITH THIS APPLICATION. GUARANTOR(S) UNDERSTANDS AND AGREES THAT THIS APPLICATION SHALL NOT BE CONSIDERED B MANAGEMENT UNTIL THE APPLICATION FEE IS PAID. GUARANTOR(S) UNDERSTANDS AND AGREES THAT THE APPLICATION FEE IS USED BY MANAGEMENT FOR THE PAYMENT OF PROCESSING TH APPLICATION, WHICH INCLUDES COSTS FOR VERIFYING THE AUTHENTICITY OF THE INFORMATION PROVIDED AND TO OBTAIN OR OTHERWISE PROCURE INFORMATION REGARDING GUARANTOR(S) CREDIT HISTORY, EMPLOYMENT AND RENTAL REFERENCES. AS SUCH, GUARANTOR(S) UNDERSTANDS AND AGREES THAT THE APPLICATION FEE IS **NONREFUNDABLE**. GUARANTOR(S), BY SIGNING TH APPLICATION FOR OCCUPANCY, REPRESENTS THAT THE INFORMATION PROVIDED HEREIN IS TRUE AND CORRECT TO THE BEST OF THEIR KNOWLEDGE. IN THE EVENT THAT MANAGEMENT DISCOVER THAT ANY INFORMATION PROVIDED HEREIN IS FALSE, RESIDENT UNDERSTANDS AND AGREES THAT MANAGEMENT MAY, AT MANAGEMENT'S SOLE OPINION, REJECT THIS APPLICATION ANI IMMEDIATELY RESCIND ANY CURRENT OR FUTURE AGREEMENT

GUARANTOR'S RELEASE AND AUTHORIZATION

BY SIGNING THIS APPLICATION FOR GUARANTY, THE UNDERSIGNED GURANTOR(S) AUTHORIZES MANAGEMENT TO OBTAIN A CONSUMER CREDIT REPORT AND ANY OTHER INFORMATION NECESSARY II MANAGEMENT'S SOLE DISCRETION TO ASSIST IN THE EVALUATION OF THIS APPLICATION FOR OCCUPANCY. GURANTOR(S) UNDERSTANDS AND AGREES THAT ANY SUCH INFORMATION OBTAINED B MANAGEMENT MAY INCLUDE, BUT IS NOT LIMITED TO, GUARANTOR(S)'S CREDIT HISTORY, EVIDENCE OF ANY CIVIL LITIGATION AND CIVIL JUDGMENTS, PAST RENTAL HISTORY, EMPLOYMENT HISTORY SALARY INFORMATION AND HISTORY, OR ANY OTHER INFORMATION. GUARANTOR(S) RELEASE(S) MANAGEMENT, ITS PRINCIPALS, INVESTORS, EMPLOYEES, AGENTS, VENDORS, THE OWNER(S) OF TH COMMUNITY OR PROPERTY GENERALLY DESCRIBED IN THIS APPLICATION, AND ANY FURNISHER OR SUPPLIER OF INFORMATION RELATED TO THIS APPLICATION FROM ANY AND ALL LIABILITY IN TH PROCUREMENT, USE, DISTRIBUTION, AND POSSESSION OF ALL OBTAINED INFORMATION.

GUARANTOR AGREEMENT

AS A GUARANTOR(S) FOR THE ABOVE NOTED APARTMENT, YOU AGREE TO GUARANTEE ALL OBLIGATIONS OF THE RESIDENT(S) UNDER THE LEASE CONTRACT, INCLUDING BUT NOT LIMITED TO: RENT LATE FEES, DAMAGES TO THE PROPERTY, REPAIR COSTS, VIOLATIONS REGARDING ANIMALS IN THE APARTMENT, RELETTING OR HOLDOVER CHARGES, UTILITIES, ATTORNEY'S FEES, AND ANY OTHE SUMS AS NOTED IN THE LEASE CONTRACT. YOU AGREE THAT YOUR OBLIGATIONS AS A GUARANTOR(S) WILL BE CONTINUING, AND WILL NOT BE AFFECTED BY ANY AMENDMENTS TO THE LEAS CONTRACT, INCLUDING BUT NOT LIMITED TO: RENEWAL AGREEMENTS, ROOMMATE CHANGES, UNIT OR TRANSFER CHANGES, OR ANY OTHER MODIFICATIONS WHICH MAY OCCUR DURING TH TENENCY OF THE LEASEHOLDER. IF THE LESSOR DELAYS OR FAIL TO EXERCISE LEASE RIGHTS, PURSUE REMEDIES, GIVE NOTICES OR MAKE DEMANDS TO OR OF YOU, YOU WILL NOT CONSIDER IT AS , WAIVER OF OUR RIGHTS AS THE LESSOR AGAINST YOU, THE GUARANTOR(S). THE GUARANTOR(S) ALSO WAIVES PRESENTMENT, DEMAND FOR PAYMENT, PROTEST, NOTICE OF DISHONOR, O NONPAYMENT OF OR NONPERFORMANCE UNDER THE LEASE, AND SPECIFICALLY WAIVE THE BENEFITS OF N.C.G.S. § 26-7 THROUGH 26-12. THIS GUARANTY REMAINS FULLY ENFORCEABLE DESPITE AN CLAIM, DEFENSE, OR COUNTERCLAIM THAT THE LESSEE MAY OR COULD ASSERT AGAINST LESSOR, ALL OF WHICH GUARANTOR(S) WAIVE ALONG WITH ANY STANDING TO ASSERT ANY SAID CLAIM DEFENSE, OR COUNTERCLAIM. ANY OBLIGATIONS OF THE RESIDENT APPLY TO YOU AS THE GUARANTOR(S). ALL LEASEHOLDERS AND GUARANTORS ARE JOINTLY AND SEVERALLY LIABLE UNDER TH AGREEMENT. THIS GUARANTY IS PART OF THE LEASE CONTRACT, AND DOES NOT HAVE TO BE REFERRED TO IN THE LEASE CONTRACT. A FACSIMILE SIGNATURE BY YOU ON THIS GUARANTO ADDENDUM IS AS BINDING AS AN ORIGINAL SIGNATURE. PAYMENTS UNDER THIS GUARANTY MUST BE MAILED TO THE LESSOR IN COMPLIANCE WITH THE PROPERTY'S PAYMENT PROCEDURE DOCUMENTED IN THE LEASE ADDENDUMS. WE STRONGLY RECOMMEND THAT A COPY OF THE LEASE CONTRACT BE OBTAINED BY ALL GUARANTOR(S) SO THAT IT MAY BE READ, AND THIS MAY B FURNISHED UPON REQUEST. EVEN IF THE GUARANTOR(S) CHOOSES NOT TO PURSUE A COPY OF THE LEASE CONTRACT, YOUR OBLIGATIONS AS A GUARANTOR(S) UNDER THE LEASE AGREEMENT WIL STAND. THIS GUARANTY SHALL BE INTERPRETED UNDER THE LAWS OF THE STATE OF NORTH CAROLINA.

GUARANTOR'S SIGNATURE: _____ **DATE:** _____

SPOUSE'S SIGNATURE: _____ **DATE:** _____

APPLICATION APPROVED BY: _____ **DATE:** _____