

Southern Property Management Services
101 Hawthorne Road
Statesboro, GA 30458
Phone: (912) 764-1130 Fax: (912) 764-8811



**PARENTAL, SPONSOR OR
GUARDIAN GUARANTEE FORM**
Please provide copy of Driver's License
or valid Photo ID

This guarantee is executed by the person or persons signed below. It is understood that _____

has applied to become a Lessee in the property known as _____. A copy of the form Lease to be signed by Lessee(s) subject to a completion as appropriate shall be attached hereto and incorporated herein by reference. The Lessor requires, as additional security for such a Lessee, that all obligations of the Lessee with respect to the Lease be personally and unconditionally guaranteed by the prospective Lessee's parent, guardian or other sponsor. The requirement of this guarantee is in recognition that most of the Lessees in such property do not have independent financial means, but this guarantee shall be in force irrespective of the financial means of the Lessee.

The undersigned represents that his/her relationship with the Lessee is that of _____ (Parent, Guardian, or specify other). In order to induce Lessor to lease to Lessee described above, the undersigned does hereby (if more than one, jointly or severally) guarantee the payment in full of any obligations under the Lease to be executed by the Lessee and 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 Lessee, the duty to pay any and all cost of repair or damage to the premises, the unit in which the premises are located, or the building or common areas to the apartment complex, as applicable, and to pay all amounts. This guarantee also includes any extension or renewal of the Lease and the obligations of the Lessee under such extension or renewal.

This guarantee may be enforced against the Guarantor without the necessity of recourse against the Lessee or any other parties responsible. Guarantor consents that any proceeding to enforce this agreement or related rights may be brought in a court sitting in the judicial district or circuit in which the property is located, and Guarantors consent to personal jurisdiction of such courts and agree that that they may be served with the process by certified mail addressed to them at the address shown below. Any actions to enforce this guarantee shall be governed by the laws of the State of Georgia in which the aforementioned property is located.

The Guarantors (1) Waive the notice of extension of time within which any payment of rental, damages, or the performance of other obligations shall be due; (2) Waive necessity of recourse against Lessee; (3) Acknowledge that the written Guarantee is unconditional and renders Guarantor fully and completely liable for all obligations of the provisions of the written lease; (4) Waive any notice of changes or amendment to the Lease or the right to any notice of default; (5) Acknowledge that this guarantee will remain in effect as long as the above Tenant chooses to renew his/her Lease for consecutive leasing periods and its contractually obligated with Southern Property Management Services, as Agent for Landlord Lessor.

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

In addition to other amounts guaranteed, Guarantor agrees to pay reasonable attorney's fee and all costs imposed under the terms of the Lease or required or appropriate in enforcement of this guarantee.

Guarantor hereby authorizes Landlord and Landlord's authorized agents to do whatever background and credit check on Guarantor that Landlord or Landlord's agents deems appropriate. This may include, among other things, obtaining one or more credit reports on Guarantor. Such credit report(s) may be obtained before and during the term of the Lease and after the expiration or termination of the Lease as part of any effort to collect rent, costs, fees and charges owing under such Lease. Guarantor acknowledges that merely requesting such reports may lower Guarantor's credit score and Guarantor expressly consents to the same.

CREDIT APPLICATION: TO BE COMPLETED BY GUARANTOR ONLY:

Guarantor Name: _____ Relationship to Lessee: _____

Address: _____ City: _____ State & Zip: _____

DOB: _____ SSN: _____

E-Mail: _____ Ph:(H) _____ (W) _____ (C) _____

Employer: _____

Employer Address: _____ City: _____ State & Zip: _____

Position/Job Title: _____ Monthly Income: _____

I certify all of the above information supplied is accurate, true and complete and that the breach of this warranty by Guarantor may result in the denial of Lessee's Application for residency or termination of any Lease entered into with Lessee by Landlord. I authorize Management to use reasonable and necessary means to verify any of the above and procure such other information which may be required to evaluate Guarantor's credit and ability to insure Lessee's financial obligation under subject Lease Agreement(s).

Guarantor Signature: _____ Date: _____

THIS DOCUMENT MUST BE WITNESSED BY A NOTARY PUBLIC

NOTARY PUBLIC: _____ [NOTARY SEAL]

Sworn and subscribed before me this _____ day of _____, _____.

BY: _____

Notary Public Signature

Notary Public Print

COUNTY OF _____ My commission expires _____ day of _____, _____.