

Lease Contract Guaranty

Do not sign this form unless you understand that you have the same liability as all residents for rent and other monies owed.



Lease Contract Information	
ABOUT LEASE: Date of Lease Contract (top left hand corner of Lease Contract): _____	Unit No. of Apartment _____ and street address of dwelling being leased: _____ <div style="text-align: center;">388 Rue de Gabriel</div>
Owner's name (or name of apartments): Magnolia Place Apartments	City/State/Zip of above dwelling: Natchitoches, LA 71457
Resident names (list all residents on Lease Contract): _____	Monthly rent for dwelling unit: \$ _____ Beginning date of Lease Contract: _____ Ending date of Lease Contract: _____

Guarantor Information	
<i>Use for one guarantor only (can include spouse of guarantor)</i>	
ABOUT GUARANTOR: Full name (exactly as on driver's license or govt. ID card) _____	Your Social Security #: _____
Current address where you live: _____	Driver's license # and state: _____ OR govt. photo ID card #: _____
Phone: _____	Birthdate: _____ Sex _____
Alternate or cell phone: _____	Marital Status: <input type="checkbox"/> single <input type="checkbox"/> married <input type="checkbox"/> divorced <input type="checkbox"/> widowed <input type="checkbox"/> separated
Email address: _____	Total number of dependents under the age of 18 or in college: _____
(Please check one) Do you <input type="checkbox"/> own or <input type="checkbox"/> rent your home?	What relationship are you to the resident(s)? <input type="checkbox"/> parent <input type="checkbox"/> sibling <input type="checkbox"/> employer <input type="checkbox"/> other _____
If renting, name of apartments: _____	Are you or your spouse a guarantor for any other lease? <input type="checkbox"/> Yes <input type="checkbox"/> No
Manager's name: _____ Phone: _____	If so, how many? _____
YOUR WORK: Present employer: _____	Email address: _____
Employer's address: _____	How long? _____
Work phone: _____	Position: _____
Alternate phone: _____	Your gross monthly income is over: \$ _____
YOUR SPOUSE: Full name (exactly as on driver's license or govt. ID card): _____	Alternate or cell phone: _____
Driver's license # and state: _____	Email address: _____
OR govt. photo ID card #: _____	Present employer: _____
Social Security #: _____	How long? _____ Position: _____
Birthdate: _____	Work phone: _____
YOUR CREDIT/RENTAL HISTORY:	Monthly gross income is over: \$ _____
Your bank's name: _____	resident listed in this Guaranty ever: <input type="checkbox"/> been sued for property damage? <input type="checkbox"/> been charged, detained, or arrested for a felony or sex-related crime that was resolved by conviction, probation, deferred adjudication, court-ordered community supervision, or pretrial diversion? or <input type="checkbox"/> been charged, detained, or arrested for a felony or sex-related crime that has not been resolved by any method? Please explain: _____
City/State: _____	_____
List major credit cards: _____	_____
To your knowledge, have you, your spouse, or any resident listed in this Guaranty ever: <input type="checkbox"/> been asked to move out? <input type="checkbox"/> broken a rental agreement? <input type="checkbox"/> declared bankruptcy? or <input type="checkbox"/> been sued for rent? To your knowledge, has any	_____

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 obligations 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 required not required to have this Guaranty agreement notarized. If no box is checked, it is not required to be 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.

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

A guarantor must make 5 times the rent in order to qualify for the privilege of being a guarantor. Credit must qualify and background check will be done.

After signing, please return the signed original of this Guaranty to Magnolia Place Apartments
at (street address or P.O. Box) 388 Rue De Gabriel, Natchitoches, LA 71457
or (optional) fax it to us at (318) 238-4501 Our telephone number (318) 238-4500

Date of signing Guaranty _____

Date of signing Guaranty _____

Signature of Guarantor _____

Signature of Guarantor's Spouse _____

State of Louisiana
County of _____

I certify that I know or have satisfactory evidence that _____
is/are the person(s) who appeared before me and acknowledged that he/she/they signed this instrument, and acknowledged it to be his/her/their free and
voluntary act for the uses and purposes mentioned in the instrument.

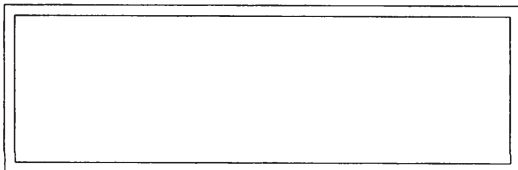
Dated _____

Printed Name of Notary Public _____

My Commission Expires _____

Signature of Notary Public _____

Note: Signature of Guarantor and Guarantor's Spouse must be notarized if
lease is for more than one year.



(Use above space for notary stamp/seal)

FOR OFFICE USE ONLY
Guarantor(s) signature(s) was (were) verified by owner's representative.
Verification was by phone or face-to-face meeting. Date(s) of verification _____
Telephone numbers called (if applicable) _____
Name(s) of Guarantor(s) who was (were) contacted _____
Name of Owner's Representative who talked to Guarantor(s) _____

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