



# 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 left hand corner of Lease Contract): \_\_\_\_\_ and street address of dwelling being leased: \_\_\_\_\_  
 Unit No. of Apartment \_\_\_\_\_ **530 Eldridge St. Ste # 1-1**  
 City/State/Zip of above dwelling: **Lawrence, KS 66049**  
 Owner's name (or name of apartment): **TNPPM, Eagle Ridge, LLC**  
 Monthly rent for dwelling unit: \$ \_\_\_\_\_  
 Beginning date of Lease Contract: \_\_\_\_\_  
 Ending date of Lease Contract: \_\_\_\_\_  
 Resident names (list all residents on Lease Contract): \_\_\_\_\_

**Guarantor Information**

*Use for one guarantor only (can include spouse of guarantor)*

**ABOUT GUARANTOR:** Full name (exactly as on driver's license or govt. ID card) \_\_\_\_\_  
 Driver's license # and state: \_\_\_\_\_  
 OR govt. photo ID card #: \_\_\_\_\_ Sex \_\_\_\_\_  
 Birthdate: \_\_\_\_\_  
 Marital Status:  single  married  divorced  widowed  separated  
 Total number of dependents under the age of 18 or in college: \_\_\_\_\_  
 What relationship are you to the resident(s)?  parent  brother or sister  
 employer  other \_\_\_\_\_  
 Are you or your spouse a guarantor for any other lease?  Yes  No  
 If so, how many? \_\_\_\_\_

**YOUR WORK:** Present employer: \_\_\_\_\_  
 How long? \_\_\_\_\_ Position: \_\_\_\_\_  
 Employer's address: \_\_\_\_\_  
 Your gross monthly income is over: \$ \_\_\_\_\_  
 Supervisor's name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Work phone: (\_\_\_\_) \_\_\_\_\_

**YOUR SPOUSE:** Full name (exactly as on driver's license or govt. ID card): \_\_\_\_\_  
 Social Security #: \_\_\_\_\_  
 Present employer: \_\_\_\_\_  
 How long? \_\_\_\_\_ Position: \_\_\_\_\_  
 Work phone: (\_\_\_\_) \_\_\_\_\_  
 Monthly gross income is over: \$ \_\_\_\_\_

**YOUR CREDIT/RENTAL HISTORY:**  
 Your bank's name: \_\_\_\_\_  
 City/State: \_\_\_\_\_  
 List major credit cards: \_\_\_\_\_  
 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 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, relating 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. It is unnecessary for 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:

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

After signing, please return the signed original of this Guaranty to TNPDM, Eagle Ridge, LLC  
at (street address or P.O. Box) Eagle Ridge Apartments, 530 Eldridge #L-1 Lawrence, KS  
or (optional) fax it to us at (785) 749-1373 Our telephone number (785) 749-1102

\_\_\_\_\_  
Date of signing Guaranty

\_\_\_\_\_  
Signature of Guarantor's Spouse

State of Kansas \_\_\_\_\_  
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/hers/their free and  
voluntary act for the uses and purposes mentioned in the instrument.

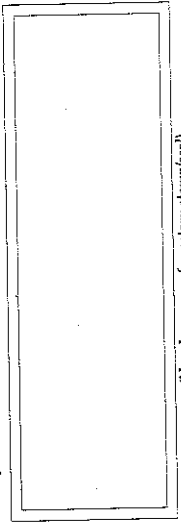
\_\_\_\_\_  
Dated

\_\_\_\_\_  
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/sign)

**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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