



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

<p>ABOUT LEASE: Date of Lease Contract <i>(top left hand corner of Lease Contract):</i> _____</p> <p>Owner's name <i>(or name of apartments):</i> <u>T&E Investments LLC</u> <u>dba Cave Mill Apartments</u></p> <p>Resident names <i>(list all residents on Lease Contract):</i> _____</p>	<p>Unit No. of Apartment _____ and street address of dwelling being leased: <u>2370 Cave Mill Station Blvd.</u></p> <p>City/State/Zip of above dwelling: <u>Bowling Green, KY</u> <u>42104</u></p> <p>Monthly rent for dwelling unit: \$ _____</p> <p>Beginning date of Lease Contract: _____</p> <p>Ending date of Lease Contract: _____</p>
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Guarantor Information

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

<p>ABOUT GUARANTOR: Full name <i>(exactly as on driver's license or govt. ID card)</i> _____</p> <p>Current address where you live: _____</p> <p>Phone: _____</p> <p>Alternate or cell phone: _____</p> <p>Email address: _____</p> <p><i>(Please check one)</i> Do you <input type="checkbox"/> own or <input type="checkbox"/> rent your home?</p> <p>If renting, name of apartments: _____</p> <p>Manager's name: _____ Phone: _____</p>	<p>Your Social Security #: _____</p> <p>Driver's license # and state: _____</p> <p>OR govt. photo ID card #: _____</p> <p>Birthdate: _____ Sex _____</p> <p>Marital Status: <input type="checkbox"/> single <input type="checkbox"/> married <input type="checkbox"/> divorced <input type="checkbox"/> widowed <input type="checkbox"/> separated</p> <p>Total number of dependents under the age of 18 or in college: _____</p> <p>What relationship are you to the resident(s)? <input type="checkbox"/> parent <input type="checkbox"/> sibling <input type="checkbox"/> employer <input type="checkbox"/> other _____</p> <p>Are you or your spouse a guarantor for any other lease? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If so, how many? _____</p>
<p>YOUR WORK: Present employer: _____</p> <p>Employer's address: _____</p> <p>Work phone: _____</p> <p>Alternate phone: _____</p>	<p>Email address: _____</p> <p>How long? _____</p> <p>Position: _____</p> <p>Your gross monthly income is over: \$ _____</p> <p>Supervisor's name: _____ Phone: _____</p>
<p>YOUR SPOUSE: Full name <i>(exactly as on driver's license or govt. ID card):</i> _____</p> <p>Driver's license # and state: _____</p> <p>OR govt. photo ID card #: _____</p> <p>Social Security #: _____</p> <p>Birthdate: _____</p>	<p>Alternate or cell phone: _____</p> <p>Email address: _____</p> <p>Present employer: _____</p> <p>How long? _____ Position: _____</p> <p>Work phone: _____</p> <p>Monthly gross income is over: \$ _____</p>
<p>YOUR CREDIT/RENTAL HISTORY:</p> <p>Your bank's name: _____</p> <p>City/State: _____</p> <p>List major credit cards: _____</p> <p>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</p>	<p>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: _____</p>

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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Guarantor Pre-Leasing Application

This form is not a binding guarantor agreement, but rather is an application to provide pertinent guarantor information and to allow the rental property owner to proceed with credit/background screening. If you and the resident(s) are approved, you will be asked to execute a Lease Contract Guaranty.



Lease Contract Information

ABOUT LEASE: Resident names (list all residents responsible for the Lease Contract): _____

Street address of dwelling being leased: 2370 Cave Mill Station Blvd.
City/State/Zip of above dwelling: Bowling Green, KY 42104

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) _____
Current address where you live: _____
Phone: _____
Alternate or cell phone: _____
Email address: _____
(Please check one) Do you own or rent your home?
If renting, name of apartments: _____
Manager's name: _____ Phone: _____

Your Social Security #: _____
Driver's license # and state: _____
OR govt. photo ID card #: _____
Birthdate: _____ Sex _____
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 sibling
 employer other _____
Are you or your spouse a guarantor for any other lease? Yes No
If so, how many? _____

YOUR WORK: Present employer: _____
Employer's address: _____
Work phone: _____
Alternate phone: _____

Email address: _____
How long? _____
Position: _____
Your gross monthly income is over: \$ _____
Supervisor's name: _____ Phone: _____

YOUR SPOUSE: Full name (exactly as on driver's license or govt. ID card): _____
Driver's license # and state: _____
OR govt. photo ID card #: _____
Social Security #: _____
Birthdate: _____

Alternate or cell phone: _____
Email address: _____
Present employer: _____
How long? _____ Position: _____
Work phone: _____
Monthly gross income is over: \$ _____

YOUR CREDIT/RENTAL HISTORY:
Your bank's name: **BB&T**
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

resident listed in this Guaranty ever: been sued for property damage? 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 been charged, detained, or arrested for a felony or sex-related crime that has not been resolved by any method? Please explain: _____

You represent that all information submitted by you is true and complete. You authorize verification of the above information via consumer reports, rental history reports, and other means. You acknowledge that our privacy policy is available to you. A facsimile or electronic signature on this Guaranty Application will be binding as an original signature.

We recommend that you obtain a copy of the Lease Contract and Lease Contract Guaranty, and read them. We will furnish you a copy of the Lease Contract and Lease Contract Guaranty upon written request.

FOR OFFICE USE ONLY
Guarantor(s) information verified by: phone or face-to-face meeting.
Third-party verification: Requested on _____ (date)
Approved: Yes No
If not, letter of disclosure sent on _____ (date)
Processed by _____

Date of Signing Guarantor Application

Signature of Guarantor

Signature of Guarantor's Spouse (if applicable)

After signing, please return the signed original of this Guarantor Preleasing Application to:
T&E Investments LLC dba Cave Mill Apartments
at (street address or P.O. Box) _____
or (optional) fax it to us at _____
or (optional) email it to us at _____
Our telephone number _____