

### 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:
	2370 Cave Mill Station Blvd.
Owner's name (or name of apartments): <b>T&amp;E Investments LLC dba Cave Mill Apartments</b>	City/State/Zip of above dwelling: <b>Bowling Green, KY 42104</b>
	- Monthly rent for dwelling unit: \$
Resident names (list all residents on Lease Contract):	Beginning date of Lease Contract: Ending date of Lease Contract:

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

Guaranty ever:  $\Box$  been asked to move out?  $\Box$  broken a rental agreement?  $\Box$  declared bankruptcy? or  $\Box$  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, releting 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  $\Box$  required  $\Box$  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:

After signing, please return the signed original of this Guaranty to	T&E Investments LLC dba Cave Mill Apartments
at (street address or P.O. Box )	
or (optional) fax it to us at	
Date of signing Guaranty	Date of signing Guaranty
Signature of Guarantor	Signature of Guarantor's Spouse
State of Kentucky	
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 voluntary act for the uses and purposes mentioned in the instrument.	/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
Mr. Commission Engine	Circulture of Nations Database
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 $\Box$ phone or $\Box$ 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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# **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		
<b>ABOUT LEASE:</b> 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: <b>Bowling Green, KY</b> 42104	
Guarantor Information Use for one gui	arantor only (can include spouse of guarantor)	
ABOUT GUARANTOR: Full name (exactly as on driver's license or govt. ID card)		
<b>ADOUT GUARANTERS</b> I all halle (exactly as on arbor success of good. ID card)	Driver's license # and state:	
Current address where you live:	OR govt. photo ID card #:	
	Birthdate: Sex	
Phone:	Marital Status:  Single  married  Marital Status:  Single  Married  Married  Mitorced  Mitorced	
Alternate or cell phone:	Total number of dependents under the age of 18 or in college:	
Email address:	What relationship are you to the resident(s)?  arent  sibling	
( <i>Please check one</i> ) Do you 🗆 own or 🗅 rent your home?	employer      other	
If renting, name of apartments:	Are you or your spouse a guarantor for any other lease?	
Manager's name: Phone:	If so, how many?	
YOUR WORK: Present employer:	Email address:	
Employer's address:	How long?	
	Position:	
Work phone:	Your gross monthly income is over: \$	
Alternate phone:	Supervisor's name: Phone:	
YOUR SPOUSE: Full name (exactly as on driver's license or govt. ID card):	Alternate or cell phone:	
	Email address:	
Driver's license # and state:	Present employer:	
OR govt. photo ID card #:	How long? Position:	
Social Security #:	Work phone:	
Birthdate:	Monthly gross income is over: \$	
YOUR CREDIT/RENTAL HISTORY:	resident listed in this Guaranty ever: □ been sued for property damage?	
Your bank's name: <b>BB&amp;T</b>	□ been charged, detained, or arrested for a felony or sex-related crime that	
City/State:	was resolved by conviction, probation, deferred adjudication, court-ordered community supervision, or pretrial diversion? or $\Box$ been charged, detained,	
List major credit cards:	or arrested for a felony or sex-related crime that has not been resolved by	
To your knowledge, have you, your spouse, or any resident listed in this	any method? Please explain:	
Guaranty ever: □ been asked to move out? □ broken a rental agreement? □ declared bankruptcy? or □ been sued for rent? To your knowledge, has any		
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	Date of Signing Guarantor Application	
acknowledge that our privacy policy is available to you. A fascimile or electronic signature on this Guaranty Application will be binding as an original signature.	Signature of Guarantor	
We recommend that you obtain a copy of the Lease Contract and	Signature of Guarantor's Spouse (if applicable)	
<b>Lease Contract Guaranty, and read them.</b> We will furnish you a copy of the Lease Contract and Lease Contract Guaranty upon written request.	After signing, please return the signed original of this Guarantor Preleasing Application to:	
-	T&E Investments LLC dba Cave Mill Apartments	
FOR OFFICE USE ONLY         Guarantor(s) information verified by: □ phone or □ face-to-face meeting.         Third-party verification: Requested on	at (street address or P.O. Box )	
Approved:  Yes No If not, letter of disclosure sent on (date)	or (optional) fax it to us at or (optional) email it to us at	
Processed by	Our telephone number	