

CAMPUS LODGE APARTMENTS

UNCONDITIONAL AND CONTINUING PARENTAL OR SPONSOR GUARANTY

1. This Unconditional and Continuing Parental or Sponsor Guaranty form must be signed in front of a NOTARY, or signed in the personal presence of a Landlord Representative. **The Guaranty must be returned to Campus Lodge Apartments a minimum of thirty (30) days prior to the Lease Starting Date. If the Guaranty is not returned accordingly, the reserved Bungalow / Suite will no longer be guaranteed to the Resident and may result in delayed occupancy at Campus Lodge Apartments. In the event that the Guaranty is not received at all, this will result in the forfeiture of all monies paid.**
2. You are executing this Guaranty in consideration of Landlord providing a Bungalow/Suite and Common Area facilities to Resident, as provided in the Lease document. The Guarantor named below hereby guarantees payment of all sums due under the Lease, **including all Lease renewals**, amendments, changes or re-assignments regarding the Bungalow/Suite accommodations, and further guarantees the performance of all of Resident's obligations under said Lease.
3. If we, as the Landlord/Owner of the Premises, delay or fail to exercise Lease rights, pursue remedies, give notices, or make demands to the Resident or to you as the Guarantor, these will not act as a waiver of our rights as Landlord/Owner. All of our remedies against the Resident apply to the Guarantor as well. All Residents and Guarantors are jointly and severally liable for payment of all amounts due. It is not necessary for us to sue or exhaust our remedies against the Resident in order for us to pursue remedies against you as Guarantor. **You agree that this Guaranty can be enforced where the Premises are located, no matter where you reside.**
4. You represent that all information submitted by you on this Guaranty form is true and complete. Your execution of this Guaranty will act as your confirmation that your Gross Monthly Income is at least three (3) times the monthly Rent (as defined in the Lease) payable under the Lease. You authorize us to request and obtain consumer Credit Reports, as needed, to qualify you as a Guarantor. A facsimile signature by you on this Guaranty is just as binding as an original signature. The original Guaranty form must be provided to Campus Lodge Apartments within seventy-two (72) hours of our receiving the facsimile copy.

RESIDENT INFORMATION

Resident: _____
Printed Name

PROPERTY: CAMPUS LODGE APARTMENTS – TALLAHASSEE

Landlord / Owner: Campus Club of Tallahassee, LTD
d/b/a Campus Lodge Apartments
2677 Old Bainbridge Road
Tallahassee, Florida 32303

Owner's Rep./Managing Agent: Suite USA Inc.
Haile Village Center
4900 SW 91st Terrace
Gainesville, FL 32608

Lease Starting Date: _____ Lease Ending Date: _____

Lodge (Building) #: _____ Bungalow (Apt.) #: _____ Suite (Bedroom) ID: _____

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GUARANTOR INFORMATION

Name: _____ Soc. Sec. Number: _____ - _____ - _____
Printed Name

Address: _____ City / State / ZIP: _____

Home Phone No.: () _____ - _____ Date of Birth (m/d/y): ____ / ____ / ____

Work Phone No.: () _____ - _____

Driver's License: _____ Issued by (State): _____

Place of Employment: _____ Position / Occupation: _____

Monthly Household Income: _____

Government-issued photo ID information:

**NOTE: COPY OF DRIVER'S LICENSE OR GOVERNMENT-ISSUED PHOTO ID
MUST BE ATTACHED TO THIS GUARANTY FORM**

Signature of Guarantor: _____

Printed Name of Guarantor: _____

Witness (Landlord Representative): _____ Date Signed: _____

NOTARY PUBLIC (If not witnessed by Landlord's Agent)

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this _____ (date) by _____ (name of person),
who is personally known to me or who has produced _____ (type of identification) as identification.

Notary Signature: _____ Print Name : _____

My Commission expires: _____ Serial No. : _____

RESIDENT'S NAME (Printed):

(To be filled in by Notary Public or Landlord's Representative)