

LEASE CONTRACT GUARANTY

The following section is not a binding agreement, it is an application to provide pertinent information needed for the owner to proceed with credit/background screening. If approved, the next section will be completed and signed separately.

Guarantor Application Information <i>Use for one guarantor only (can include spouse of guarantor)</i>	
<p>ABOUT GUARANTOR: Full name <i>(exactly as on driver's license or govt. ID card)</i> _____ _____ Current address where you live: _____ _____ Phone: _____ Alternate or cell phone: _____ Email address: _____ <i>(Please check one)</i> Do you <input type="checkbox"/> own or <input type="checkbox"/> rent your home? If renting, name of apartments: _____ _____ Manager's name: _____</p>	<p>Phone: _____ Your Social Security #: _____ Driver's license # and state: _____ OR govt. photo ID card #: _____ Birthdate: _____ Sex: _____ Marital Status: <input type="checkbox"/> single <input type="checkbox"/> married <input type="checkbox"/> divorced <input type="checkbox"/> widowed <input type="checkbox"/> separated Total number of dependents under the age of 18 or in college: _____ What relationship are you to the resident(s)? <input type="checkbox"/> parent <input type="checkbox"/> sibling <input type="checkbox"/> employer <input type="checkbox"/> other _____ Are you or your spouse a guarantor for any other lease? <input type="checkbox"/> Yes <input type="checkbox"/> No If so, how many? _____</p>
<p>YOUR WORK: Present employer: _____ _____ Employer's address: _____ _____ Work phone: _____ Alternate phone: _____</p>	<p>Email address: _____ How long? _____ Position: _____ Your gross monthly income is over: \$ _____ Supervisor's name: _____ Phone: _____</p>
<p>YOUR SPOUSE: Full name <i>(exactly as on driver's license or govt. ID card)</i> _____ _____ Driver's license # and state: _____ OR govt. photo ID card #: _____ Social Security #: _____ Birthdate: _____ Alternate or cell phone: _____</p>	<p>Email address: _____ _____ Present employer: _____ _____ How long? _____ Position: _____ Work phone: _____ Monthly gross income is over: \$ _____</p>
<p>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: <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?</p>	<p>To your knowledge, has any resident listed in this Guaranty ever: <input type="checkbox"/> been sued for property damage? <input type="checkbox"/> been convicted (or received an alternative form of adjudication equivalent to conviction) of a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime? Please explain: _____ _____ _____</p>

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. After signing, please return the signed original of this Guaranty to **SCG Atlas Red Road Commons, L.L.C.**
 at *(street address or P.O. Box)* **6620 SW 57th Ave., South Miami, FL 33143**
 or *(optional)* fax it to us at **(305) 667-5221** Our telephone number **(305) 667-5220**

Signature of Guarantor

Signature of Guarantor's Spouse

Date of signing Guarantor Application

Date of signing Guarantor Application

The following section will be completed and provided for signature following full application approval. This is a binding agreement and should not be signed unless you understand you have the same liability as all residents for rent and other monies owed.

Lease Contract Guaranty Agreement	
<p>ABOUT LEASE: Date of Lease Contract <i>(top left hand corner of Lease Contract):</i> _____ Owner's name: <u>SCG Atlas Red Road Commons, L.L.C.</u> _____ _____ Resident names <i>(list all residents on Lease Contract):</i> _____ _____ _____ _____ _____</p>	<p>_____ _____ _____ Unit No. _____ and street address of dwelling being leased: _____ _____ City/State/Zip of above dwelling: <u>South Miami, FL 33143</u> _____ Monthly rent for dwelling unit: \$ _____ Beginning date of Lease Contract: _____ Ending date of Lease Contract: _____</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 irrevocable and part of the Lease Contract and shall be performed in the county where the dwelling unit is located.

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. Guarantor waives protections under NCGS 26.7.

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 SCG Atlas Red Road Commons, L.L.C.
at (street address or P.O. Box) 6620 SW 57th Ave., South Miami, FL 33143
or (optional) fax it to us at (305) 667-5221 Our telephone number (305) 667-5220

Signature of Guarantor

Signature of Guarantor's Spouse

Date of signing Guarantor Application

Date of signing Guarantor Application

State of _____
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.

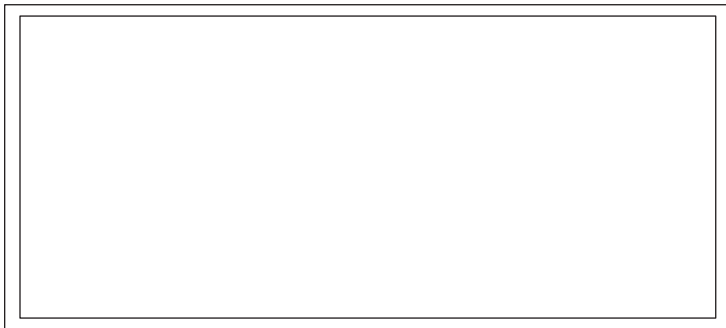
Dated

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) _____

