



If applicant is denied or cancels for any reason, the \$99.00 deposit will be forfeited. All applicants must meet the qualifications below. (No exceptions will be made)

All applicants must submit \$99.00 (money order only) to hold an apartment, all documents needed to complete the verification of the application must be submitted within 48 hours after leaving the deposit. If applicant is applying from out of state and faxes a copy of the \$99.00 money order, we must receive the original with all paperwork within 48 hours. If applicant fails to follow through the application will be cancelled and any money received will be forfeited.

### GUARANTY OF LEASE

I understand that **THE PARK APARTMENTS** (owner) will lease a residential dwelling to \_\_\_\_\_ (tenant) for a term beginning on or about \_\_\_\_\_, subject to my signing this guaranty.

I unconditionally guarantee the payment of all the rent and full performance and observance of the terms of the lease by the tenants. The guaranty will continue in effect as to any renewal or modification of the foregoing lease and any assignment or transfer by the landlord or tenant(s), or any subleasing, whether or not guarantor receives any notice of or consents thereto.

Failure of the landlord to insist upon strict performance and observance of any of the terms of the lease or to exercise any right will not diminish the enforceability of this guaranty.

The guarantor further agrees that liability under this guaranty shall be primary and that with respect to any right of action which may accrue to the landlord under the foregoing lease, or this guaranty, landlord may, at landlord's option, proceed against the guarantor without first making demand against the tenant(s) and without first bringing action against tenant(s), and without joining the tenant(s) as party- defendant(s). Guarantor further agrees that in any action brought by landlord against tenant(s), the guarantor need not be joined as party-defendant.

All terms and provisions herein shall inure to the benefit of the successors and assigns of the landlord and shall be binding upon the heirs, personal representatives, successors and assigns of the guarantor. I waive trial by jury of any issues arising out of or related to this guaranty.

IN WITNESS WHEREOF, the undersigned has affixed his or her signature this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Witness

\_\_\_\_\_  
(Printed name)

\_\_\_\_\_  
(Address)

**ALL COSIGNERS NOT PRESENT MUST HAVE APPLICATION AND/OR LEASE NOTORIZED IN ORDER TO PROCESS THE FILE AND/OR MOVE INT THE APT.**

SS#: \_\_\_\_\_ DOB \_\_\_\_\_