Bellamy Apartments

Guaranty Agreement

Residents Name: _____

Guarantors Name: _____

Lease Execution Date: _ _____Lease Commencement Date: _____

The Bellamy Apartments requires additional security when entering into a lease agreement between above listed Resident and the Bellamy Apartments. The Guarantor named above is stated to be willing to give such security.

Resident and Guarantor will be jointly and severally responsible for all items within the Lease Agreement and associated addendums.

The Resident and Guarantor will be responsible for:

- Prompt payment of rent and all other fees/charges associated with the Lease Agreement.
- Uphold all rules and regulations associated with the Lease Agreement and addendums.
- Assume financial responsibility for any and all damages to the unit during the Resident's Lease term.
- All amounts received from the Gaurantor shall not exceed ten thousand.

If the Resident or Guarantor is found in violation of the Lease agreement or if the lease is not fulfilled:

- Both the Resident and Guarantor may be named in any and all court proceeding, and will be subject to any and all judgments resulting from court proceedings jointly and severally.
- Both Resident and Guarantor shall be named on all accounts turned over to collection agencies. Guarantor agrees to pay all attorney fees associated with the enforcement of the Lease Agreement and Guaranty Agreement. Guarantor also agrees to pay the fees associated with the collection of any and all monies due to the Property.
- All remedies against the Resident will also apply to the Guarantor.

It is not required or necessary for the Guarantor to be named or mentioned in the Lease or for the Guarantor to sign the Lease Agreement.

This guaranty applies to the Lease with the above Lease Date and will be valid throughout the Lease Term. The guaranty of this Lease will be continuous through any renewals of the Lease, transfers of the Lease to another apartment within the Property, and will not be affected by any assignments, amendments, or sublets to the Lease. This Lease may be extended or renewed and will be covered by this guaranty without further notice, authorization, or signature of the Guarantor. This Guarantor shall be valid until not later than July 15, 2011.

I, the Guarantor of above listed Resident, agree to the listed Guarantor responsibilities.

In witness of the undersigned have executed this guaranty on _____, 20___.

_____ _____

**Guarantor Signature Date Notary Signature Date

_____

Authorized Agent for Landlord Date seal

**This addendum must be signed in the presence of an authorized agent for the landlord. If Guarantor is unable to be present in front of an authorized agent then the Guarantor must sign the addendum in front of a notary public and have it signed with stamp/seal of the notary.