



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 on page 1 of Lease Contract): _____
Owner's name (or name of apartments): Heritage Quarters
Resident names (list all residents on Lease Contract): _____
Last date for Guarantor renewal: _____

Unit No. of Apartment _____ and street address of dwelling being leased: 215 Washington Ave.
City/State/ZIP of above dwelling: Waco, TX 76701
Monthly rent for dwelling unit: \$ _____
Reletting charge: \$ _____
Beginning date of Lease Contract: _____
Ending date of Lease Contract: _____

Guarantor Information Use for one guarantor only (can include spouse of guarantor)

ABOUT GUARANTOR: Full name (exactly as on driver's license or govt. ID card) _____
Current address: _____
City/State/ZIP: _____
Phone: (_____) _____
Alternate or cell phone: (_____) _____
Email address: _____
(Please check one) Do you own or rent your home?
If renting, name of apartments: _____
Manager's name: _____ Phone: _____

Your Social Security #: _____
Driver's license # and state: _____
OR govt. photo ID card #: _____
Birthdate: _____ Sex _____
Marital Status: single married divorced widowed separated
Total number of dependents under the age of 18 or in college: _____
What relationship are you to the resident(s)? parent brother or sister
 employer other _____
Are you or your spouse a guarantor for any other lease? Yes No
If so, how many? _____

YOUR WORK: Present employer: _____
Employer's address: _____
City/State/ZIP: _____
Work phone: (_____) _____
Alternate phone: (_____) _____

Email address: _____
How long? _____
Position: _____
Your gross monthly income is over: \$ _____
Supervisor's name: _____ Phone: _____

YOUR SPOUSE: Full name (exactly as on driver's license or govt. ID card): _____
Driver's license # and state: _____
OR govt. photo ID card #: _____
Social Security #: _____
Birthdate: _____

Alternate or cell phone: (_____) _____
Email address: _____
Present employer: _____
How long? _____ Position: _____
Work phone: (_____) _____
Monthly gross income is over: \$ _____

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: been asked to move out? broken a rental agreement? declared bankruptcy? or been sued for rent? To your knowledge, has any

resident listed in this Guaranty ever: been sued for property damage? been charged, detained, or arrested for a felony or sex-related crime that was resolved by conviction, probation, deferred adjudication, court-ordered community supervision, or pretrial diversion? or been charged, detained, or arrested for a felony or sex-related crime that has not been resolved by any method? Please explain: _____

Each guarantor must submit and execute a separate Lease Contract Guaranty, unless guarantors are husband and wife. Termination of your obligation to guarantee the Lease Contract applies only to future liabilities of the resident. You will remain liable for sums owed to us by the resident, including damages, until your Lease Contract Guaranty ends. The term "you" in this Guaranty refers to the guarantor and the guarantor's spouse, if applicable.

If we 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 against you. 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. Payments under this Guaranty must be mailed to or made in the county where the dwelling unit is located. You represent that all information submitted by you on this Guaranty is true and complete, and that you will inform us of any change of address. We may require this document to be notarized. You authorize verification of such information via consumer reports, rental history reports, and other means. You acknowledge that our privacy policy is available to you. A facsimile or electronic signature on this Guaranty will be binding as an original signature. You do not need to sign or be named in the Lease Contract, only this Guaranty.

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 Contract upon written request.

You acknowledge that by signing this Lease Contract Guaranty you unconditionally guarantee all obligations of all resident(s) under the above

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 _____
Owner's Representative who talked to Guarantor(s) _____

Lease Contract, including but not limited to rent, late charges, property damage, repair costs, animal violation charges, reletting charges, utility payments and all other sums which may become due under the Lease Contract. Guarantor is not liable for any increases in the amount of rent stated in this agreement, regardless of any renewals or month-to-month renewals, unless the Guarantor agrees to a different amount in a separate written agreement.

You acknowledge and agree that your obligations as guarantor will continue for: (choose one option):
 only the initial Lease Contract term, OR
 all Lease Contract term(s) and renewals, including automatic renewals, amendments and modifications entered into by the date specified above under "Lease Contract Information," entitled "Last date for Guarantor renewal."

If neither box is checked, your obligations continue for the duration of all of the Lease Contract terms or renewals of the resident(s) entered into by the date specified above for Guarantor renewal.

Date of Signing Guaranty _____

Signature of Guarantor _____

Signature of Guarantor's Spouse (if applicable) _____

After signing, please return the signed original of this Guaranty to **Heritage Quarters**
at (street address or P.O. Box) **215 WASHINGTON AVE.**
or (optional) fax it to us at **(254) 752-3704**
Our telephone number **(254) 752-3400**
You are entitled to receive a copy of this Lease Contract Guaranty when it is fully signed. Keep it in a safe place.



TEXAS APARTMENT ASSOCIATION
MEMBER

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

ABOUT LEASE: Resident names (list all residents responsible for the Lease Contract): _____

Street address of dwelling being leased: 215 Washington Ave.

City/State/Zip of above dwelling: Waco, TX 76701

Guarantor Information 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 #: _____

Current address: _____

Driver's license # and state: _____

City/State/ZIP: _____

OR govt. photo ID card #: _____

Phone: _____

Birthdate: _____ Sex _____

Alternate or cell phone: _____

Marital Status: single married divorced widowed separated

Email address: _____

Total number of dependents under the age of 18 or in college: _____

(Please check one) Do you own or rent your home?

What relationship are you to the resident(s)? parent brother or sister

If renting, name of apartments: _____

employer other _____

Manager's name: _____ Phone: _____

Are you or your spouse a guarantor for any other lease? Yes No

If so, how many? _____

YOUR WORK: Present employer: _____

Email address: _____

Employer's address: _____

How long? _____

City/State/Zip: _____

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: _____

Driver's license # and state: _____

Email address: _____

OR govt. photo ID card #: _____

Present employer: _____

Social Security #: _____

How long? _____ Position: _____

Birthdate: _____

Work phone: _____

Monthly gross income is over: \$ _____

YOUR CREDIT/RENTAL HISTORY:

Your bank's name: _____

resident listed in this Guaranty ever: been sued for property damage?
 been charged, detained, or arrested for a felony or sex-related crime that was resolved by conviction, probation, deferred adjudication, court-ordered community supervision, or pretrial diversion? or been charged, detained, or arrested for a felony or sex-related crime that has not been resolved by any method? Please explain: _____

City/State: _____

List major credit cards: _____

To your knowledge, have you, your spouse, or any resident listed in this 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 acknowledge that our privacy policy is available to you. A facsimile or electronic signature on this Guaranty Application will be binding as an original signature.

We recommend that you obtain a copy of the Lease Contract and Lease Contract Guaranty, and read them. We will furnish you a copy of the Lease Contract and Lease Contract Guaranty upon written request.

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Guarantor(s) information verified by: phone or face-to-face meeting.

Third-party verification: Requested on _____ (date)

Approved: Yes No

If not, letter of disclosure sent on _____ (date)

Processed by _____

Date of Signing Guarantor Application _____

Signature of Guarantor _____

Signature of Guarantor's Spouse (if applicable) _____

After signing, please return the signed original of this Guarantor Preleasing Application to:

Heritage Quarters

at (street address or P.O. Box) 215 WASHINGTON AVE.

or (optional) fax it to us at (254) 752-3704

or (optional) email it to us at _____

bbristol@capstonemanagement.com

Our telephone number (254) 752-3400