THIS DOCUMENT MUST BE WITNESSED BY A NOTARY PUBLIC TO BE ACCEPTED

This guaranty agreement in executed by the person or persons singed below. it is understood that __has applied to become a Lessee in the property known as University Pointe **<u>Apartments</u>**, apartment #_____. Attached hereto and incorporated herein by reference is a copy of the form Lease which will be signed by Lessees subject to completion as appropriate. The Leaser requires, as additional security or such Lease, that all obligations of the Lease with respect to the Lease be personally and unconditionally guaranteed by the prospective Lessee's parent, guardian or other sponsor. The requirement of this guaranty is in recognition that most of the Lessees in such building do not have independent financial means, but this guaranty shall be in force irrespective of the financial means of the Lessee.

The undersigned represents that his/her relationship with the Lessee is that of _____ (Parent. Guardian, or specify other.)

In order to induce Leaser to lease to Lessee described above, the undersigned does hereby (if more than one, jointly or severally) guarantee the payment in full of any obligations under the Lease to be executed by Lessee and the performance of any and every obligation arising hereunder, expressly including without limitation, the obligation to pay rent for the entire term, whether or not occupancy is ever accepted by Lessee, the duty to pay any and all costs of repair or damage to the premises, the unit in which the premises are located, or the building or common areas to the apartment complex and to pay any and all amounts.

This guaranty may be enforced against the Guarantor without the necessity of recourse against the Lessee or any other parties responsible. Guarantor consents that any proceeding to enforce this Agreement or related rights may be brought in any court sitting in the judicial district or circuit in which the apartments are located, and Guarantors consent to personal jurisdiction of such courts and agree that they may be served with process by certified mail addressed to them at the address shown below. Any actions to enforce this guaranty shall be governed by the laws of the State of Georgia in which University Pointe Apartments are located.

The Guarantors (1) waive notice of extension of time within which any payment of rental, damages or the performance of other obligations shall be due; (2) waive necessity of recourse against Leasee; (3) acknowledge that the written Guaranty is unconditional and renders Guarantor fully and completely liable for all obligations of the provisions of the within lease; (4) waive any notice of change or amendment to the Lease or the right to any notice of default.(5) The Guarantor is responsible for tenant as long as tenant occupies an apartment at University Pointe Apartments. This includes renewals, extended lease, etc.

Failure of Leaser to enforce rights of recovery against other occupants of the unit and any third parties shall not release Guarantor, provided that Guarantor is only liable for the obligations of the Lease whose name is set forth above in accordance with terms of the Lease Agreement but shall be solely responsible as though Guarantor were the Lease.

In addition to other amounts guaranteed, Guarantor agrees to pay reasonable attorney's fee and all costs under the terms of the Lease or required or appropriate in enforcement of this guaranty.

SIGNATURE (GUARANTOR)

SIGNATURE (CO-GUARANTOR)

Sworn to and subscribed before me this _____ day of _____ _____ 20____

NOTARY PUBLIC COUNTY OF

My commission expires _____ day of ____

CREDIT APPLICATION (PLEASE PRINT)

Guarantor Name:		Co-Guarantor Name:
Address:		Address:
City/State/Zip:		City/State/Zip:
Birthdate:	SS#	Birthdate: SS#
Phone: (H) ()	(W) ()	Phone: (H) () (W) ()
Employer:		Employer:
City/State/Zip:		City/State/Zip:
I attest that the above information is accurate and correct.		I attest that the above information is accurate and correct.
I give my permission to grant credit investigation.		I give my permission to grant credit investigation.
Signature	Date	SignatureDate