

Lease Guaranty Agreement

The undersigned, as Guarantor(s) signing this Lease Guaranty, guarantees all obligations of _____ **TENANT(S)** under the Lease, the Addendum(s), the Rules and Regulations and any Parking Lease Agreement (hereinafter sometimes collectively referred to as the "Lease Documents") described below.

LANDLORD: Tiger Properties of Clemson, LLC

TENANT: _____

Date of Lease: _____

Property Address: _____

Amount of Monthly Rent: _____

In consideration of LANDLORD entering into the Lease with TENANT, the undersigned, irrevocably, absolutely and unconditionally warrants and guarantees to LANDLORD, the full, timely payment of monthly rent in the amount of _____ and the faithful performance of all the terms, covenants, and conditions of the Lease Documents by the TENANT named above and guarantees payment in full of all sums that may become due and owing the LANDLORD by TENANT named above in accordance with the Lease Documents, whether by their terms, by acceleration or otherwise. This Guaranty will remain in full force and effect notwithstanding any and all subsequent modifications, extensions, amendments or renewals of the Lease, without notice to or the consent of Guarantor and/or a change in apartment number or floor plan type or number, which may be agreed to from time to time between the TENANT named above and LANDLORD. A copy of the Lease is attached hereto. If the LANDLORD delays or fails to (i) exercise its rights under the Lease Documents, (ii) pursue remedies, (iii) give notices, or (iv) make demands of you, as Guarantor, you will not consider it as a waiver of our rights as LANDLORD. All of the LANDLORD'S remedies against TENANT named above apply to the Guarantor as well. TENANT named above and Guarantor are jointly and severally liable for TENANT'S responsibility under the Lease Documents. It is not necessary for the LANDLORD to exhaust remedies against the TENANT(s) in order for Guarantor to be liable. This Guaranty shall terminate on the later of the date: (a) the indebtedness of TENANT(s) to LANDLORD under the Lease has been paid in full, or (b) all obligations of Guarantor under this Guaranty have been satisfied. Guarantor represents to LANDLORD that all information submitted by Guarantor contained in this Guaranty is true and complete. You authorize that LANDLORD or its agents may make verifications of such information via a credit check, consumer reports, rental history reports, and other means. A facsimile or electronic 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 any of the Lease Documents or to be named in the Lease Documents. The Guaranty does not have to be referred to in the Lease Documents. If LANDLORD seeks to enforce this Guaranty, it will be in the county and State where the Leased UNIT is located and you agree to submit to that court's jurisdiction.

Guarantor Name (Print): _____

Guarantor Driver's License: State: _____ Number: _____

Home Address:

(Street) (City) (State) (Zip)

Home or Mobile Phone #:

Email Address:

Guarantor Signature Date

Subscribed and sworn to before me this _____
day of _____, 20____

Notary Public for State of _____

My Commission Expires: _____

