

Lease Contract Guaranty

	Unit No. of Apartment and street address of dwelling being leased: City/State/Zip of above dwelling: Monthly rent for dwelling unit: \$ Beginning date of Lease Contract: Ending date of Lease Contract:	
Owner's name (or name of apartments):	Monthly rent for dwelling unit: \$	
Guarantor	Beginning date of Lease Contract: Ending date of Lease Contract:	
nt ve A	Information	
Please print Use for one guarantor only (c	an include spouse of guarantor)	
ABOUT GUARANTOR: Full name (exactly as on driver's license or goot. ID card)	Oriver's license # and state:OR govt. photo ID card #:	
Current address where you live:	Birthdate: Sex Marital Status: Osingle Omarried Odivorced Owidowed Oseparated	
Phone: ()	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: Your Social Security #:	Are you or your spouse a guarantor for any other lease? ☐ Yes ☐ No If so, how many?	
YOUR WORK: Present employer:	How long?	
Employer's address:	Position:	
Work phone: ()	Your gross monthly income is over: \$ Supervisor's name: Phone:	
	Social Security #:	
YOUR SPOUSE: Full name (exactly as on driver's license or goot. ID card):	Present employer:	
Driver's license # and state:	How long? Position:	
OR govt. photo ID card #:	Work phone: ()	
Birthdate:	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:	
ou, as guarantor signing this Lease Contract Guaranty, uncondition- lly guarantee all obligations of resident(s) under the above Lease contract, including but not limited to rent, late fees, property damage, epair costs, animal violation charges, reletting charges, utility pay- nents and all other sums which may become due under the Lease contract. You agree that your obligations as guarantor will continue and vill not be affected by amendments, modifications, roommate changes or deletions, unit changes, or renewals in the Lease Contract which may be agreed to from time to time between resident(s) and us.	legally necessary for this Guaranty to be notarized. Payments under the Guaranty must be mailed to or made in the county where the dwelling unit located. We recommend that you obtain a copy of the Lease Contract and resit. This Guaranty applies even if you don't do so. We will furnish you a cop of the Lease upon written request. You acknowledge that our privacy policies available to you. Date of Signing Guaranty	
we, as owner of the dwelling, delay or fail to exercise lease rights, pursue emedies, give notices to you, or make demands to you, as guarantor, you will not consider it as a waiver of our rights as owner, against you as guarantor.	Signature of Guarantor	
If of our remodice against the resident(s) apply to guarantor as well. All	Signature of Guarantor's Spouse	
esidents, guarantors and guarantor's spouse are joinity and severally fiable, tis unnecessary for us to sue or exhaust remedies against residents in order pryou to be liable. This Guaranty is part of the Lease Contract and shall be	After signing, please return the signed original of this Guaranty to	
erformed in the county where the dwelling unit is located.	at (street address or P.O. Box)	
ou represent that all information submitted by you on this Guaranty is true nd complete, and that you will inform us of any change of address. You uthorize verification of such information via consumer reports, rental history eports, and other means. A facsimile signature by you on this Guaranty will e just as binding as an original signature. It is not necessary for you, as uarantor, to sign the Lease Contract itself or to be named in the Lease Contract. This Guaranty does not have to be referred to in the Lease Contract. It is not	or (optional) fax it to us at () Our telephone number () You are entitled to receive a copy of this Lease Contract Guaranty when it is fully signed. Keep it in a safe place.	
FOR OFFICE USE ONLY Guarantor(s) signature(s) was (were) verified by owner's representative. Verification was by □ phone or □ face-to-face meeting. Telephone numbers called (if applicable) Namc(s) of Guarantor(s) who was (were) contacted	Date(s) of verification	



Type: Breed:

Animal Addendum

(when this Addendum is filled out)

You must keep the animal on a leash and under your supervision when outside the dwelling or any private fenced area. We or our representative may pick up unleashed animals and/or report them to

 $\label{lem:please} \textbf{Please note: We consider animals a serious responsibility and a risk to each resident in the dwelling. If you do not properly control and care for an animal, you'll be held liable if it causes any damage or disturbs other residents.}$

City of lienses City of lenses Contract date: Owner's name: Conditional countries Contract date: Contract d		DWELLINGUNITDESCRIPTION. UnitNo.		Color: Age:
In Lease Contract Description. Lease Contract date: Owner's name: Residents (list all residents): The Lease Contract is referred to in this Addendum as the "Lease Contract." Condition when the description of the dwelling until the Lease Contract expires. But we may terminate this authorization sooner if your right of cocupancy is lawfully terminated or if in our judgment you and your animal, your guests, or any occupant violate any of the rules in this Addendum. ANIMAL DEPOSIT. Ananimal depositods, will be charged. The depositis due at the time you day our animal, your guests, or any occupant violate any of the rules in this Addendum. ANIMAL DEPOSIT. Ananimal deposit of which is addendum. ANIMAL DEPOSIT. Ananimal deposit of which is addendum. ANIMAL DEPOSIT. Ananimal deposit of which is addendum. Support animal deposit due the time you as general security deposit under the Lease Contract while control over conflicting provisions of this printed form: done or injury to your animal, we have the right, but not a dutate the animal deposit of the occupant violate any of the rules in this Addendum. ANIMAL DEPOSIT. Ananimal deposit of which is addendum. Support animal deposit due the time you as general security deposit under the Lease Contract the additional security deposit will be subject to the terms and conditions self-orth in the Lease Contract. The additional security deposit will be charged an animal for a disabled (handicapped) person. Support animal for a disabled (handicapped) person. ADDITIONAL MONTHLY RENT. Your total monthly rent (as stated in the Lease Contract) will be increased by \$ ADDITIONAL FEE. Your must also pay a one-time non-refundable fee of \$ for having the animal in the dwelling unit. The fee is due at the time you sign this additional security deposit under this Animal Addendum do not limit residents' lishlity for property damages, cleaning, deodorization, defleaing, replacements. or personal injuries. Description of the animal manimal reposition or outside the dwelling unit		at		Weight:Age:
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- the proper authorities. We'll impose reasonable charges for picking up and/or keeping unleashed animals.
- Unless we have designated a particular area in your dwelling unit or on the grounds for animal defecation and urination, you are prohibited from letting an animal defecate or urinate anywhere on our property. You must take the animal off our property for that purpose. If we allow animal defecation inside the dwelling unit in this Addendum, you must ensure that it's done in a litter box with a kitty litter-type mix. If the animal defecates anywhere on our property (including in a fenced yard for your exclusive use), you'll be responsible for immediately removing the waste and repairing any damage. Despite anything this Addendum says, you must comply with all local ordinances regarding animal defecation.
- 13. ADDITIONAL RULES. We have the right to make reasonable changes to the animal rules from time to time if we distribute a written copy of any changes to every resident who is allowed to have animals.
- 14. VIOLATION OF RULES. If you, your guest, or any occupant violates any rule or provision of this Animal Addendum (based upon our judgment) and we give you written notice, you must remove the animal immediately and permanently from the premises. We also have all other rights and remedies set forth in paragraph 27 of the Lease Contract, including damages, eviction, and attorney's fees.
- 15. COMPLAINTS ABOUT ANIMAL. If we give you written notice, you must immediately and permanently remove the animal from the premises if we receive a reasonable complaint from a neighbor or other resident or if we, in our sole discretion, determine that the animal has disturbed neighbors or other residents.
- 16. OUR REMOVAL OF ANIMAL. In some circumstances, we may enter the dwelling unit and remove the animal with one day's notice left in a conspicuous place. We can do this if, in our sole judgment, you have:
 - abandoned the animal;
 - left the animal in the dwelling unit for an extended period of time without food or water;
 - · failed to care for a sick animal;
 - violated our animal rules; or
 - let the animal defecate or urinate where it's not supposed to.

In doing this, we must follow the procedures of paragraphs 27 and 28 of the Lease Contract, and we may turn the animal over to a humane society or local authority. We'll return the animal to you upon request if we haven't already turned it over to a humane society or local authority. We don't have a lien on the animal for any purpose, but you must pay for reasonable care and kenneling charges for the animal. If you don't pick up the animal within 5 days after we remove it, it will be considered abandoned.

17. LIABILITY FOR DAMAGES, INJURIES, CLEANING, ETC. You and all co-residents will be jointly and severally liable for the entire amount of all damages caused by the animal, including all cleaning, defleaing, and deodorizing. This provision applies to all parts of the dwelling unit, including carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, as well as land-scaping and other outside improvements. If items cannot be satisfactorily cleaned or repaired, you must pay for us to replace them completely. Payment for damages, repairs, cleaning, replacements, etc. are due immediately upon demand.

As owner of the animal, you're strictly liable for the entire amount of any injury that the animal causes to a person or anyone's property. You'll indemnify us for all costs of litigation and attorney's fees resulting from any such damage.

- 18. MOVE-OUT. When you move out, you'll pay for defleaing, deodorizing, and shampooing to protect future residents from possible health hazards, regardless of how long the animal was there. We — not you — will arrange for these services.
- 19. MULTIPLE RESIDENTS. Each resident who signed the Lease Contract must sign this Animal Addendum. You, your guests, and any occupants must follow all animal rules. Each resident is jointly and severally liable for damages and all other obligations set forth in this Animal Addendum, even if the resident does not own the animal.
- 20. GENERAL. You acknowledge that no other oral or written agreement exists regarding animals. Except for special provisions noted in paragraph 9 above, our representative has no authority to modify this Animal Addendum or the animal rules except in writing, as described under paragraph 12. This Animal Addendum and the animal rules are considered part of the Lease Contract described above. It has been executed in multiple originals, one for you and one or more for us.

You are legally bound by this document. Please read it carefully.

Resident or Residents (All residents must sign)	Owner or Owner's Representative (Signs helow)

You are entitled to receive an original of this Animal Addendum after it is fully signed. Keep it in a safe place.