

University Park Apartments

1709 Shattuck Avenue, Suite 400, Berkeley, CA 94709

Email: manager@upapartments.com

**PERSONAL GUARANTY
RESIDENTIAL LEASE-RENTAL AGREEMENT
AND DEPOSIT RECEIPT**

Unit Number: _____

Tenant: _____
(Print Name)Guarantor: _____
(Print Name)Tenant: _____
(Print Name)

This personal Guaranty of agreement ("Guaranty") for the unit in the real property commonly known as University Park Apartments located at 1709 Shattuck Avenue, City of Berkeley, County of Alameda, State of California ("Property") is by KG Berkeley Investors, LLC, Owner, and the Guarantor(s) in consideration of the Lease Agreement attached and as a material inducement to Landlord to execute the Lease Agreement.

Guarantor hereby absolutely guarantees the full and faithful performance by Tenant(s) of all of the provisions and covenants on the part of Tenant(s) to be performed under the Lease Agreement. Guarantor agrees that he/she/they shall be primarily bound and jointly and severally liable with Tenant(s) under the Lease Agreement as though it were Tenant therein. Guarantor hereby covenants and agrees that if Tenant(s) shall at any time default on any term of the Lease Agreement, Guarantor shall pay any sum and provide any defense required under the Lease Agreement to Owner, and shall fully satisfy all the conditions and covenants of the Lease Agreements, and will pay all damages that may arise out of, relate to, and occur by reason of the nonperformance and/or breach of any of said covenants. Guarantor agrees that Owner may proceed against Guarantor directly and independently from Tenant.

This Guaranty shall be deemed executed in Berkeley, California, pursuant to the laws of the State of California on the date of the execution of the Lease Agreement with respect to the unit above.

Guarantor (Signature)_____
SSN# (of Guarantor)_____
Print Street (of Guarantor)_____
Driver License # (of Guarantor)_____
Print City, State, Zip (of Guarantor)