

UNCONDITIONAL & CONTINUING GUARANTY

The undersigned ("Guarantor"), as _____ (relation) of _____ ("Resident"), in order to induce _____, LLC ("Owner") to lease certain bedroom ("Unit") at _____, Tallahassee, FL, to Resident pursuant to a certain lease by and between Owner and Resident (the "Lease"), hereby guarantees to Owner the performance of Resident of Resident's duties and obligations under the Lease and the prompt and unconditional payment of each and every obligation of Resident under the Lease. Guarantor acknowledges and agrees Owner's execution of the Lease will result in a material benefit to Guarantor.

The undersigned Guarantor acknowledges and agrees that the Lease may be renewed, extended, modified, or released, or surrendered, all without notice to or the consent of or otherwise without affecting the obligations of the undersigned. This Guaranty shall be construed as an absolute and unconditional guaranty of payment and performance and shall continue after the term of the Lease until all obligations and payments of Resident under the Lease are fully satisfied. Owner may enforce this Guaranty without being obligated to resort first to any security or any other remedy against Resident. Guarantor shall pay on demand all reasonable attorneys' fees and all other costs and expenses incurred by Owner in the enforcement of or preservation of Owner's rights under this Guaranty including, without limitation, all reasonable attorneys' fees and expenses, investigation costs, and all court costs, whether or not suit is filed hereon, or whether at maturity or by acceleration, or whether before or after maturity, or whether in connection with bankruptcy, insolvency or appeal, or whether in connection with the collection and enforcement of this Guaranty against any other guarantor, if there be more than one.

This Guaranty is general and shall inure to, and may be relied upon and enforced by any successor or assign of Owner. This Guaranty is binding not only on Guarantor, but also on Guarantor's heirs, personal representatives, successors and assigns. This Guaranty shall be governed by the laws of the State of Florida and the parties specifically agree that any legal action brought under this Guaranty or the Lease, whether by Owner or Resident or Guarantor shall be brought only in Leon County, Florida and the parties waive the right to jury trial in any such action. Guarantor shall promptly execute and deliver to Owner upon Owner's request all such other and further documents, agreements, and instruments in compliance with or accomplishment of the agreements of Guarantor under this Guaranty. No condition or conditions precedent to the effectiveness of this Guaranty exist. This Guaranty shall be effective upon execution by Guarantor and delivery to Owner. This Guaranty may not be modified, amended or superseded except in a writing signed by Owner and Guarantor referencing this Guaranty by its date and specifically identifying the portions hereof that are to be modified, amended or superseded

The undersigned warrants and represents that information provided Owner in connection with this Guaranty is true and correct. Owner and its designated agents are hereby authorized to verify the information supplied below including checking credit records, current employment status, criminal background history, and rental history with any previous or current landlord in order to process this Guaranty. The undersigned applicant hereby authorizes Owner and its agents to release any and all information contained in this Guaranty on behalf and for the benefit of the undersigned applicant or as authorized, required or requested. If references provided do not verify positive or cannot be checked due to missing or incorrect information, Owner may, at its sole option, terminate the Lease.

Date: ____/____/____

GUARANTOR NAME: _____

D.O.B. _____
(Required)

DRIVER LICENSE STATE/# ____/_____
(Required)

SS # _____
(Required)

GUARANTOR NAME (Spouse): _____

D.O.B. _____
(Required)

DRIVER LICENSE STATE/# ____/_____
(Required)

SS # _____
(Required)

HOME ADDRESS: _____

CITY/STATE/ZIP: _____

HOME # _____

E-MAIL: _____

WORK# _____

PLACE(S) OF EMPLOYMENT: _____

MONTHLY INCOME \$ _____

Guarantor Signature

Print Name

Guarantor Signature (Spouse)

Print Name

NOTARY:

SWORN TO and subscribed before me this ____ day of _____, 20____

Apply notary stamp here

NOTARY PUBLIC OR DEPUTY CLERK



MY COMMISSION EXPIRES 20____