

CONTINUING PARENTAL OR SPONSOR GUARANTY

MINIMUM GUARANTEED AMOUNT \$

This GUARANTY AGREEMENT is executed by the person or persons whose names are signed below. It is understood that _____ has requested to become a Tenant in the premises located at _____ The Lease is incorporated herein and will be signed by the Tenant, subject to completion as appropriate. The Landlord requires, as a possible condition of the acceptance of such Tenant, that all obligations of the Tenant with respect to the Lease be personally and unconditionally guaranteed by the prospective Tenant's parent, guardian or other sponsor. The requirement of this guaranty is in recognition that most of the Tenants in such building do not have independent financial means, but this guaranty shall be in force irrespective of the financial means of the Tenant.

The undersigned represents that his or her relationship with the Tenant is that of _____ (parent, guardian, uncle, aunt, or specify other).

In order to induce Landlord to lease to the Tenant identified above, the undersigned does hereby (if more than one, jointly and severally) guarantee the payment in full of all obligations under the Lease to be executed by the Tenant or any renewal, extension or subsequent Lease (whether for the same or different unit), and to pay all amounts or attorney's fees incurred in the enforcement of the subject Lease or any renewal, extension or subsequent lease.

This guaranty may be enforced against the Guarantor without the necessity of recourse against Tenant or any other parties responsible. Guarantor consents that any proceedings to enforce this Agreement or related rights may be brought before the court sitting in the judicial district or circuit in which the premise is 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 in which the premise is located.

The Guarantors waive (1) renewal or notice of extension of time within which any payment of rental, damages or repairs or the performance of other obligations shall be due; (2) necessity of recourse against Tenant; (3) any understanding that any other person, firm or corporation was to sign this guaranty; (4) the incapacity or bankruptcy of Tenant or any other Guarantor; (5) any notice of change or amendment to the Lease, or the right to any notice of default.

Failure of Landlord to enforce rights of recovery against other occupants of the unit and any third parties shall not release Guarantor.

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

EXECUTED this _____ day of _____, 20 ____ .

Guarantor

Address

Address
() /

Phone Social Security #

Date of birth of Guarantor

Employer

Employer Phone

E-mail Address

Guarantor

Address

Address
() /

Phone Social Security #

Date of birth of Guarantor

Employer

Employer Phone

E-mail Address

Mail completed form to: Mark and Ann Payne 9265 White Blossom Way, Tallahassee, Florida 32309(Phone: 850-933-3788).