

ADAMI & ASSOCIATES REALTY

Return to: 625 Dallas Drive, Suite 100
Denton, Texas 76205

Phone: 940-565-9902
Fax: 940-387-3544

LEASE CONTRACT GUARANTY APPLICATION (2-08)

This guarantor's application is submitted for the following applicant:

Applicant's Full Name: _____ **Date:** _____

Property Applied For: _____ **City:** _____ **State:** _____

As guarantor, you are required to be a parent or legal guardian of the above named applicant. The information requested **must be completed in full** to insure fair processing of the associated rental application. (Please print)

Guarantor's Full Name: _____ **SS#:** _____
Date of birth _____ Driver's License # _____ Home phone: _____ Cell: _____
E-Mail Address: _____
Present Address: _____ City _____ State: _____ Zip: _____
How long at present address: _____ Own: _____ Rent: _____ Payment Amount: _____
Previous Address: _____ City _____ State: _____ Zip: _____
Present Employer: _____ Work phone _____ How long: _____
Address: _____ City: _____ State: _____ Zip: _____
Current Position/Kind of Work: _____ Monthly income is over \$ _____
Previous Employer: _____ Address: _____ City/State: _____

Spouse's Full Name: _____ **SS #** _____
Date of birth: _____ Driver's License # _____
Present employer: _____ Work phone () _____ Cell: _____
E-Mail Address: _____
Address: _____ City: _____ State: _____ Zip: _____
Current Position/Kind of Work: _____ Monthly income is over \$ _____
Previous Employer: _____ Address: _____ City/State: _____

Relationship: What is your relationship with the resident(s)? ___ Parent _____ Brother/Sister
_____ Guardian _____ Other If so, explain: _____
Are you a guarantor on any other lease? _____ Yes ___ No If so how many? _____

CORRECT INFORMATION: Guarantor and/or spouse represent that all of the above statements are true and correct and hereby authorize verification of the above information, references, credit records. False or incomplete information constitutes grounds for rejection of the associated application.

Signature of Guarantor Date

Signature of Spouse Date

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GUARANTEE AGREEMENT

By the execution of this document, I _____, guarantor for rental applicant; _____, do hereby assume full liability and responsibility as set forth in the Lease Contract for the property located at _____, _____, Texas (full address and city). Such liability to include all provisions, rules, and regulations of the lease, addendums, and documents that are considered part of the lease packet.

I agree that my obligations as guarantor will continue and will not be affected by amendments, changes, or renewals in the Lease Contract which may be agreed to from time to time between resident(s) and us.

I agree and understand that such liability and responsibility will include any and all monthly rentals, late or NSF fees, repair costs resulting from negligence or abuse, during the initial lease term, renewal or extension period due Adami & Associates, Inc (“AAI”). If AAI, as owner/ manager of the dwelling, delay or fail to exercise lease rights, pursue remedies, give notices, or make demands to you, as guarantor, you will not consider it as a waiver of our rights, as owner/ manager.

It is understood that rent is due and payable without demand on or before the 1st day of each month and rent is deemed late after the 3rd day of each month at which time late fees are assessed. After vacating the property, any sums due must be received within 10 days of receipt of Security Deposit Disposition.

Any and all monies due will be paid at the location designated on the lease contract or at the offices of Adami & Associates, Inc., 625 Dallas Dr., Suite 100, City of Denton, Denton County, Texas 76205. All of our remedies against the resident(s) apply to guarantor as well. All residents and guarantors are jointly and severally liable.

I have read and agree to the provisions as stated:

Signature of Guarantor

Date

(This signature must be notarized!)

Sworn to and subscribed before me this the _____ day of _____ 20 _____.

Notary Public, in and for the State of Texas

My Commission Expires (date)