

GUARANTOR INFORMATION AND PERSONAL GUARANTY

Full Legal Name: _____ Physical Address (may not be P.O. Box): _____
City: _____ State: _____

Zip Code: _____ County of Physical Address: _____ State: _____ Home Phone: _____
Cell Phone: _____ Email Address: _____

Do you own or rent your home? If you rent, name of apartment complex or rental company: _____ Manager or owner's name: _____

Manager or owner's phone number: _____ Guarantor's Social Security Number: _____
Drivers License# _____ State _____

Birth date: _____ Sex: Male or Female Relationship to Applicant: _____

Are you or your spouse currently or do you or your spouse intend to be a guarantor for any other lease during any portion of the lease term contemplated hereby _____ Yes _____ No. If yes, how many leases and list monthly rental amounts of all such leases: _____

Present Employer: _____ Date of Hire: _____ Employer's Address: _____
Position: _____

Supervisor's Name: _____ Phone Number: _____ Guarantor Gross Monthly Income: _____

Spouse's Full Legal Name: _____ Social Security Number: _____ Date of Birth: _____
Cell Phone: _____ Email address: _____ Drivers License # _____

State: _____ Spouse's Employer: _____ Date of Hire: _____
Position: _____ Spouse's Gross Monthly Income: _____ Supervisor's

Name: _____ Phone Number: _____ Name of your bank or financial institution: _____
City and State: _____

You must check appropriate box if any of these apply to you: Have you, your spouse or any co-guarantor ever: broken a lease prior to the lease expiration without the owner's consent? been evicted or asked or forced to move out of a leased property? declared bankruptcy? been sued for any rent or damage to property? been charged, arrested or convicted for any crime other than a minor traffic violation? If so, indicate year, location and crime below and final disposition of case. If you fail to check any item above, you are representing that the answer is "no". _____

By signing this guaranty, the undersigned, as guarantor, hereby expressly guarantees all obligations of the applicant pursuant to this application, lease contract information and any lease subsequently entered into between the applicant and the landlord, including, but not limited to, obligations for rent, additional rent, late fees, property damage, cost of repairs, fees for violation of landlord or subdivision policies, including initial and daily animal violation charges, costs of reletting in the event of breach, court costs, reasonable attorneys fees, and any and all other fees that come due pursuant to this application, lease information, or lease.

The undersigned's obligations as guarantor shall not be affected by any modification, amendment, substitution, deletions or renewals to or of the lease, including changes to the unit leased. The undersigned guarantor hereby grants an irrevocable durable power of attorney to the applicant to agree to any such changes on behalf of the undersigned and to bind the undersigned to the same as guarantor. Any forbearance by landlord of any rights hereunder shall not constitute a waiver of landlord's rights to seek future enforcement of guarantor's obligations hereunder. All residents, guarantors and spouses are jointly and severally liable for all obligations pursuant to this application, lease contract information and any subsequent lease. This guaranty shall be deemed a part of and incorporated into any written lease between applicant and landlord without specific reference hereto. The undersigned guarantor hereby consents to venue and jurisdiction in any court in Bulloch County, Georgia, and hereby waives any and all objections to the same.

By signing below, guarantor represents that all of the information set forth above and submitted to landlord herewith is true and correct in all material respects and guarantor hereby authorizes verification of such information, including obtaining credit reports, verifying payment history with past owners, verifying employment and similar means. Pursuant to Georgia law, this form may be signed by an original manual signature or by facsimile, email or other electronic means. An electronic signature shall be deemed an original signature and shall be binding in all respects. The undersigned agrees that he or she does not have to sign the lease itself but shall be deemed to have guaranteed such lease by placing his or her signature below. Upon request, the undersigned shall be entitled to receive a copy of the lease contract.

Guarantor Signature: _____ Guarantor Spouse Signature: _____

Date signed: _____

After signing, please fax this personal guarantee to (912) 225-1388 and mail the original to AVE Management, LLC at 104 Aruba Avenue, Statesboro, GA 30458. Final documents must be received by AVE Management, LLC within **14 days** of lease signing date.

GUARANTY AGREEMENT

Tenant: _____

Guarantor(s): _____

Lease Date: _____

This Lease Addendum is incorporated into and made part of the Lease executed by the Landlord and the Tenant referring to and incorporating the Leased Premises.

The Guarantor acknowledges, has read and understands the Lease Agreement and agrees to accept full responsibility for the fulfillment of all of the terms and conditions of the Lease including payment of rent, additional rent and other charges. The Guarantor will remain responsible for the entire term of the Lease including any renewal and will not be released without written consent from the Landlord.

The Guarantor guarantees payment of rent, additional rent and any and all amounts owed or ever owed by Tenant pursuant to the Lease Agreement, including, but not limited to, any costs or attorneys fees incurred by Landlord in enforcing Tenant or Guarantor’s obligations pursuant to the Lease Agreement or this Guaranty Agreement and any monetary damages suffered by the Landlord. Such amounts may include, but are not limited to, unpaid rent or late charges, non-reimbursed utility expenses, damages to the Leased Premises, as well as any attorney’s fees and court costs in the enforcement of the Lease. The Guarantor will not occupy the Leased Premises.

The Guarantor may receive notices of a violation or non-payment of rent but understands that it is not required of the Landlord to do so.

By executing this Lease Agreement, the Guarantor for himself or herself and his or her heirs, personal representatives, estate, and assigns, does irrevocably consent and agree to personal and subject matter jurisdiction and venue in the Magistrate, State or Superior Court of Bulloch County, Georgia, and does hereby waive any and all objections to the same. Guarantor understands that Guarantor may be waiving the right to be sued in Guarantor’s home county by executing this Lease Agreement and does so knowingly and intentionally.

This agreement may terminate or modify only upon expiration of the Lease Term, the end of the Lease or with the written consent for said changes from the Landlord. This agreement is binding upon the heirs, administrators, executors, estates, personal representatives and assigns of the Landlord and the Guarantor.

Guarantor Name (please print): _____

Guarantor’s Signature*: _____ (L.S.) Date: _____

Tenant’s Signature : _____ (L.S.) Date: _____

Landlord’s Signature: _____ Date: _____

*If Guarantor does not execute this Addendum in the presence of the Landlord or authorized representative of the Landlord, Guarantor shall have said document **notarized** and return the original document to the Landlord with a photocopy of a government issued photo ID. Final documents must be received by AVE Management, LLC within **14 days** of lease signing date.