

Guarantor Letter - Personal Guarantee of Rent

Bernard/Allison Management Services, Inc.

The undersigned, for and in consideration of the execution of the Rental Agreement, and for other valuable consideration, the receipt of which is hereby acknowledged, hereby guarantee(s) that Resident will pay all rent when due and will perform all of the obligations and abide by all the terms and conditions set forth in the Rental Agreement, and upon Resident's failure to do so, the undersigned shall perform the same. This guarantee shall continue unless and until jointly rescinded by all parties thereto, in writing and shall apply to not only the term of the Rental Agreement but any natural extensions thereto, whether such occurs in the form of a holdover of the Rental Agreement by Resident under the terms of same, entry into a future rental contract, creation of a month to month tenancy, or any other conduct between the parties evidencing an intention to continue a landlord tenant relationship, including but not limited to, those agreements resulting from a transfer of Resident into another apartment home, or otherwise.

This personal guaranty and attached Rental Agreement shall be governed by the laws of the State of Arizona. Should litigation become necessary or be instituted by either party to enforce any of the provisions of the Rental Agreement and/or this Guarantor Letter, the prevailing party shall be entitled to an award of its/their/his/her reasonable attorney's fees for maintaining such litigation. The undersigned agrees to pay a 50% collection fee on any outstanding balances due that are turned over to a collection agency. The undersigned hereby agrees that the State of Arizona shall have exclusive subject matter jurisdiction over any and all claims emanating from execution of either the Rental Agreement or this Guarantor Letter, and Guarantor hereby agrees that the State of Arizona shall have personal jurisdiction over the parties hereto, for purpose of enforcement of the Rental Agreement or this Guarantor Letter.

Resident

Name: _____ Apartment Number: _____

Apartment Community: _____

Rental agreement term beginning _____ 20__ and ending _____ 20__

Guarantor(s) Personal Information

Name: _____ Social Security # _____ DOB: _____

Name: _____ Social Security # _____ DOB: _____

Address: _____ City: _____ State: _____

Zip: _____ Telephone : (____) _____ Own: _____ Rent: _____

(If Renting) Landlord Name: _____ Telephone : (____) _____

Rent Amount: \$ _____ Length of Time: _____ State Dr. License No./I.D. type _____

Employer: _____ Supervisor's Name: _____

Employer: _____ Supervisor's Name: _____

Date of Hire: _____ Employer's Address: _____

City: _____ State: _____ Zip: _____ Telephone: (____) _____

Present Salary: _____ per year. Other Income: _____ per year, Source: _____

Execution of Agreement

Guarantor(s) represents that all information given on this application is true and correct and hereby authorizes verification of all references and facts, including obtaining Unlawful/Forcible/Special Detainer (Eviction) and Credit Reports.

Guarantor(s) hereby waives any claims, and releases from liability, any person providing or obtaining said verification or additional information.

Guarantor

Signature: _____ If Single Init. here _____ Date: _____

Spouse

Signature(if applicable): _____ Date: _____

Notarization

SUBSCRIBED AND SWORN to before me this _____ day of _____, _____.

(NOTARY SEAL)

Signature: _____

NOTARY PUBLIC IN THE STATE OF _____. MY COMMISSION EXPIRES: _____.

SUBSCRIBED AND SWORN to before me this _____ day of _____, _____.

(NOTARY SEAL)

Signature: _____

NOTARY PUBLIC IN THE STATE OF _____. MY COMMISSION EXPIRES: _____.

Management's Acceptance

Management's Representative: _____ Date: _____

CityScape at Lakeshore
4630 S. Lakeshore Drive Tempe, AZ 85282
480-831-1313

Co-Signer Letter

Thank you for offering to co-sign for a prospective resident of ours. We are confident that once they have been approved for residency they will enjoy their stay at CityScape.

Please understand, in co-signing for an apartment that is an open deposit, this does not guarantee an apartment, availability, or a specific lease term.

The criteria to qualify as a co-signer are as follows; your monthly gross income must be four times the amount of the rent, you must have verifiable and steady work, and rental history or home ownership, and you must possess good to excellent credit rating. We can verify income through pay stubs, last year's tax return, or bank statements.

The following is an application to be a co-signer. This application needs to be notarized if it is not signed in management's presence. This is the required information needed to approve the prospective resident for occupancy.

By being a co-signer, this means that you are also responsible for each lease that the resident renews, unless specified and approved by the manager. Each co-signer is also equally responsible for the entire rental amount. If there is more than one occupant and more than one co-signer, your responsibility is not limited to your "portion" of the rent.

It is also understood that it is the responsibility of the occupants to notify the co-signer of all courtesy and legal notices delivered to the apartment.

Please call us if you would like additional information regarding your responsibilities as a co-signer at 480-831-1313.

I have read and agree to the above co-signer terms.

Name

Date