



LEASE CONTRACT GUARANTY

Do not sign this form unless you understand that you have the same liability as all residents for rent and other monies owed.



Lease Contract Information

ABOUT LEASE: Date of Lease Contract (top left hand corner of Lease Contract): _____

Owner's name: **Stadium Walk Apartments**

Resident names (list all residents on Lease Contract): _____

Unit No. _____ and street address of dwelling being leased:
1341 N 9th Street

City/State/Zip of above dwelling: **Lincoln, NE 68508**

Monthly rent for dwelling unit: \$ _____

Beginning date of Lease Contract: _____

Ending date of Lease Contract: _____

Guarantor Information

Use for one guarantor only (can include spouse of guarantor)

ABOUT GUARANTOR: Full name (exactly as on driver's license or govt. ID card) _____

Your Social Security #: _____

Driver's license # and state: _____

OR govt. photo ID card #: _____

Birthdate: _____ Sex: _____

Marital Status: single married divorced widowed separated

Total number of dependents under the age of 18 or in college: _____

What relationship are you to the resident(s)? parent sibling

employer other _____

Are you or your spouse a guarantor for any other lease? Yes No

If so, how many? _____

Current address where you live: _____

Phone: _____

Alternate or cell phone: _____

Email address: _____

(Please check one) Do you own or rent your home?

If renting, name of dwellings: _____

Manager's Name: _____ Phone: _____

YOUR WORK: Present employer: _____

Employer's address: _____

Work Phone: _____

Alternate phone: _____

Email address: _____

How long? _____

Position: _____

Your gross monthly income is: \$ _____

Supervisor's name: _____ Phone: _____

YOUR SPOUSE: Full name (exactly as on driver's license or govt. ID card): _____

Alternate or cell phone: _____

Driver's license # and state: _____

OR govt. photo ID card #: _____

Social Security #: _____

Birthdate: _____

Email address: _____

Present employer: _____

How long? _____ Position: _____

Work phone: _____

Monthly gross income is: \$ _____

YOUR CREDIT/RENTAL HISTORY:

Your bank's name: _____

City/State: _____

List major credit cards: _____

has any resident listed in this Guaranty ever: been sued for property damage? been convicted (or received an alternative form of adjudication equivalent to conviction) of a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime? Please explain: _____

To your knowledge, have you, your spouse, or any resident listed in this Guaranty ever: been asked to move out? broken a rental agreement? declared bankruptcy? or been sued for rent? To your knowledge, _____

In consideration for us to enter into the above Lease Contract with the Resident(s), as an inducement to us for making the lease, and other good and valuable consideration, the receipt of which is acknowledged, you guarantee all obligations of resident(s) under the Lease Contract, including but not limited to rent, late fees, property damage, repair costs, animal violation charges, reletting charges, utility payments and all other sums which may become due under the Lease Contract.

You agree that your obligations as guarantor will continue and will not be affected by amendments, modifications, roommate changes or deletions, unit changes, or renewals in the Lease Contract which may be agreed to from time to time between resident(s) and us. If we, as owner of the dwelling, delay or fail to exercise lease rights, pursue remedies, give notices to you, or make demands to you, as guarantor, you will not consider it as a waiver of our rights as owner, against you as guarantor. All of our remedies against the resident(s) apply to guarantor as well. All residents, guarantors and guarantor's spouse are jointly and severally liable. It is unnecessary for us to sue or exhaust

remedies against residents in order for you to be liable. This Guaranty is part of the Lease Contract and shall be performed in the county where the dwelling unit is located.

You represent that all information submitted by you on this Guaranty is true and complete. You authorize verification of such information via consumer reports, rental history reports, and other means. A facsimile signature by you on this Guaranty will be just as binding as an original signature. It is not necessary for you, as guarantor, to sign the Lease Contract itself or to be named in the Lease Contract. This Guaranty does not have to be referred to in the Lease Contract. You are required not required to have this Guaranty agreement notarized. If no box is checked, it is not required to be notarized. Payments under this Guaranty must be mailed to or made in the county where the dwelling unit is located. We recommend that you obtain a copy of the Lease Contract and read it. This Guaranty applies even if you don't do so. We will furnish you a copy of the Lease upon written request.

SPECIAL PROVISIONS. The following special provisions control over conflicting provisions of this printed form:

If providing a government issued photo ID, notarization is not required. Income amount is a required field per the application criteria.

After signing, please return the signed original of this Guaranty to **Stadium Walk Apartments**
at (street address or P.O. Box) **1341 N. 9th St., Lincoln, NE 68508**
or (optional) fax it to us at **(402) 474-7279** Our telephone number **(402) 474-7275**

Date of signing Guaranty

Date of signing Guaranty

Signature of Guarantor

Signature of Guarantor's Spouse

State of Nebraska
County of _____

I certify that I know or have satisfactory evidence that _____
is/are the person(s) who appeared before me and acknowledged that he/she/they signed this instrument, and acknowledged it to be his/her/
their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated

Printed Name of Notary Public

My Commission Expires

Signature of Notary Public

Note: Signature of Guarantor and Guarantor's Spouse must be notarized if lease is for more than one year.



(Use above space for notary stamp/seal)

FOR OFFICE USE ONLY

Guarantor(s) signature(s) was (were) verified by owner's representative.

Verification was by phone or face-to-face meeting.

Date(s) of verification _____

Telephone numbers called (if applicable) _____

Name(s) of Guarantor(s) who was (were) contacted _____

Name of Owner's Representative who talked to Guarantor(s) _____