

Property Name: _____

Co-signer For: _____ Apt #: _____

GUARANTY OF LESSEE'S PERFORMANCE

Date _____

I (We) _____ will be responsible to Lessor for any financial obligation in connection with claims or damages occasioned by _____, apartment number _____. In consideration of the making of the attached lease to the Lessee, and at the request of the undersigned Guarantor and in reliance on this Guaranty, the Guarantor, hereby guarantees payment of the rent to be paid by the Lessee and the performance by the Lessee of all the terms and conditions of the lease, and the Guarantor promises to pay all the Lessor's expenses, including reasonable attorney fees incurred by the Lessor in enforcing all obligations of the lease or incurred by the Lessor in enforcing this Guaranty.

THIS IS AN ONGOING GUARANTY AND SHALL REMAIN IN FULL FORCE AND EFFECT SO LONG AS LESSEE IS A TENANT AT THIS COMPLEX AND/OR UNIT, OR ANY OTHER COMPLEX AND OR UNIT OPERATED BY BEACH FAMILY PROPERTIES

The Guarantor understands that the Lessor will obtain an investigative credit report in connection with the Guarantors application to become a resident and/or Guarantor for the Lessee. This report may include information about the Guarantors' character, general reputation, personal characteristics, and/or mode of living and credit standing.

The Guarantor understands that the Lessor, upon request, will provide the name of the reporting agency obtaining this information.

IN WITNESS WHEREOF, the undersigned has caused the Guaranty to be executed on this _____ day of _____, 20____.

State of _____) Guarantor: _____ SS#: _____

County of _____) Guarantor: _____ SS#: _____

Subscribed and sworn before me, a Notary Public in and for said County and State, this the _____ day of _____, 20____.

My Commission Expires:

Notary Public

Print Name