

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

<p>ABOUT LEASE: Date of Lease Contract <i>(top left hand corner of Lease Contract):</i> _____</p> <p>Owner's name <i>(or name of apartments):</i> <u>SVF Tennessee River Oaks, LLC</u></p> <p>Resident names <i>(list all residents on Lease Contract):</i> _____</p>	<p>Unit No. of Apartment _____ and street address of dwelling being leased: <u>Champions Circle</u></p> <p>City/State/Zip of above dwelling: <u>Franklin, TN 37064</u></p> <p>Monthly rent for dwelling unit: \$ _____</p> <p>Beginning date of Lease Contract: _____</p> <p>Ending date of Lease Contract: _____</p>
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Guarantor Information

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

<p>ABOUT GUARANTOR: Full name <i>(exactly as on driver's license or govt. ID card)</i> _____</p> <p>Current address where you live: _____</p> <p>Phone: _____</p> <p>Alternate or cell phone: _____</p> <p>Email address: _____</p> <p><i>(Please check one)</i> Do you <input type="checkbox"/> own or <input type="checkbox"/> rent your home?</p> <p>If renting, name of apartments: _____</p> <p>Manager's name: _____ Phone: _____</p>	<p>Your Social Security #: _____</p> <p>Driver's license # and state: _____</p> <p>OR govt. photo ID card #: _____</p> <p>Birthdate: _____ Sex _____</p> <p>Marital Status: <input type="checkbox"/> single <input type="checkbox"/> married <input type="checkbox"/> divorced <input type="checkbox"/> widowed <input type="checkbox"/> separated</p> <p>Total number of dependents under the age of 18 or in college: _____</p> <p>What relationship are you to the resident(s)? <input type="checkbox"/> parent <input type="checkbox"/> sibling <input type="checkbox"/> employer <input type="checkbox"/> other _____</p> <p>Are you or your spouse a guarantor for any other lease? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If so, how many? _____</p>
<p>YOUR WORK: Present employer: _____</p> <p>Employer's address: _____</p> <p>Work phone: _____</p> <p>Alternate phone: _____</p>	<p>Email address: _____</p> <p>How long? _____</p> <p>Position: _____</p> <p>Your gross monthly income is over: \$ _____</p> <p>Supervisor's name: _____ Phone: _____</p>
<p>YOUR SPOUSE: Full name <i>(exactly as on driver's license or govt. ID card):</i> _____</p> <p>Driver's license # and state: _____</p> <p>OR govt. photo ID card #: _____</p> <p>Social Security #: _____</p> <p>Birthdate: _____</p>	<p>Alternate or cell phone: _____</p> <p>Email address: _____</p> <p>Present employer: _____</p> <p>How long? _____ Position: _____</p> <p>Work phone: _____</p> <p>Monthly gross income is over: \$ _____</p>
<p>YOUR CREDIT/RENTAL HISTORY:</p> <p>Your bank's name: _____</p> <p>City/State: _____</p> <p>List major credit cards: _____</p> <p>To your knowledge, have you, your spouse, or any resident listed in this Guaranty ever: <input type="checkbox"/> been asked to move out? <input type="checkbox"/> broken a rental agreement? <input type="checkbox"/> declared bankruptcy? or <input type="checkbox"/> been sued for rent? To your knowledge, has any</p>	<p>resident listed in this Guaranty ever: <input type="checkbox"/> been sued for property damage? <input type="checkbox"/> been charged, detained, or arrested for a felony or sex-related crime that was resolved by conviction, probation, deferred adjudication, court-ordered community supervision, or pretrial diversion? or <input type="checkbox"/> been charged, detained, or arrested for a felony or sex-related crime that has not been resolved by any method? Please explain: _____</p>

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.

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

***Guaranty will be required to have all forms notarized unless forms are signed by Guaranty in the presence of an ALARA River Oaks leasing staff member. *Guaranty must meet all qualifying requirements and abide by all rules/regulations outlined in the application/lease paperwork.**

After signing, please return the signed original of this Guaranty to SVF Tennessee River Oaks, LLC
at (street address or P.O. Box) 1000 Champions Circle, Franklin, TN 37067
or (optional) fax it to us at _____ Our telephone number (615) 794-9449

Date of signing Guaranty

Date of signing Guaranty

Signature of Guarantor

Signature of Guarantor's Spouse

State of Tennessee
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.

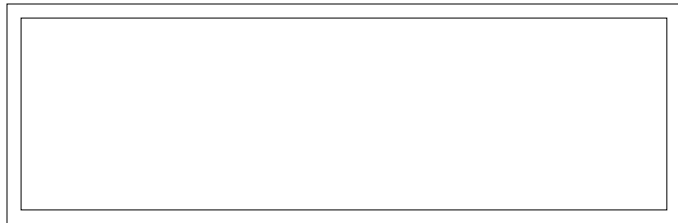
Dated

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) _____

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