



TEXAS APARTMENT ASSOCIATION

M E M B E R

Lease Contract Guaranty

Each guarantor must submit a separate guaranty form, unless guarantors are husband and wife.



Lease Contract Information

ABOUT LEASE: Date of Lease Contract (top left hand corner on page 1 of Lease Contract): March 1, 2008
Unit No. of Apartment and street address of dwelling being leased:
Owner's name (or name of apartments):
City/State/Zip of above dwelling:
Resident names (list all residents on Lease Contract):
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)
Driver's license # and state:
OR govt. photo ID card #:
Current address where you live:
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 brother or sister
employer other
Are you or your spouse a guarantor for any other lease? Yes No
If so, how many?

YOUR WORK: Present employer:
Employer's address:
Work phone:
How long?
Position:
Your gross monthly income is over: \$
Supervisor's name: Phone:

YOUR SPOUSE: Full name (exactly as on driver's license or govt. ID card):
Driver's license # and state:
OR govt. photo ID card #:
Birthdate:
Social Security #:
Present employer:
How long? Position:
Work phone:
Monthly gross income is over: \$

YOUR CREDIT/RENTAL HISTORY:
Your bank's name:
City/State:
List major credit cards:
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, has any resident listed in this Guaranty ever: been sued for property damage? 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 been charged, detained, or arrested for a felony or sex-related crime that has not been resolved by any method? Please explain:

You, as guarantor signing this Lease Contract Guaranty, unconditionally guarantee all obligations of resident(s) under the above 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, and that you will inform us of any change of address. 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. It is not legally necessary for this Guaranty 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. You acknowledge that our privacy policy is available to you.

Date of Signing Guaranty

Signature of Guarantor

Signature of Guarantor's Spouse

After signing, please return the signed original of this Guaranty to Metro Realty
at (street address or P.O. Box) 2401 Rio Grande, Austin, TX 78705
or (optional) fax it to us at (512) 479-5995
Our telephone number (512) 479-1300
You are entitled to receive a copy of this Lease Contract Guaranty when it is fully signed. Keep it in a safe place.

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)

