



**PARENTAL OR SPONSOR GUARANTY**

THIS GUARANTY AGREEMENT is executed by the person or persons whose names are signed below. It is understood that \_\_\_\_\_ has applied to become a resident in the rental house. The Apartment Rental Agreement and Community Rules and Regulations: Addendum are incorporated herein and will be signed by the Resident, subject to completion as appropriate. CityBlock Properties, INC. requires, as a possible condition of the acceptance of such Resident, that all obligations of the Resident with respect to the Apartment Rental Agreement and Community Rules and Regulations: Addendum be personally and unconditionally guaranteed by the prospective Resident’s parent, guardian, or other sponsor. The requirement of this guaranty is in recognition that many of the residents in such building do not have independent financial means, but this guaranty shall be in force irrespective of the financial means of the Resident.

The undersigned represents that his or her relationship with the Resident is that of \_\_\_\_\_ (parent, guardian, uncle, aunt or specify other).

In order to induce CityBlock Properties, INC. to lease to the Resident identified above, the undersigned does hereby (if more than one, jointly and severally) guarantee the payment in full of all obligations under the Apartment Rental Agreement to be executed by the Resident or any renewal, extension, or subsequent Apartment Rental Agreement (whether for the same or different unit), and to pay all amounts including fines imposed pursuant to the Community Rules and Regulations, or Attorney’s fees incurred in the enforcement of the subject Apartment Rental Agreement or any renewal, extension, or subsequent lease.

This guaranty may be enforced against Guarantor without the necessity of recourse against Resident or any other parties responsible. Guarantor consents that any proceeding to enforce this Agreement or related rights may be brought before the court sitting in the judicial district or circuit in which the apartments, houses, or townhouses are located.

The Guarantors waive (1) renewal or notice of extension of time within which any payment of rents, damages, or repairs or the performance of other obligations shall be due; (2) necessity of recourse against resident; (3) any understanding that any other person, firm, or corporation was to sign this guaranty; (4) the incapacity or bankruptcy of Resident or any other Guarantor; (5) any notice of change or amendment to the Apartment Rental Agreement, the Community Rules and Regulations: Addendum, or the right to any notice of default.

Failure of Management to enforce rights of recovery against other occupants of the unit and any third parties shall not release Guarantor, provided that Guarantor is only liable for payments or obligations of Resident whose name is set forth above in accordance with the terms of the Apartment Rental Agreement but shall be solely responsible as though Guarantor were the Resident.

In addition to other amounts guaranteed, Guarantor agrees to pay a reasonable attorney’s fee and all cost imposed under the terms of the Apartment Rental Agreement or required appropriate in enforcement of this guaranty.

As Guarantor, I authorize CityBlock Properties, INC. to investigate my credit, references, employment, and other information that they deem necessary or appropriate in order to process the Resident’s application. I understand that if said application is denied for any reason, that I must request the reason why in writing. If applicant has made any misstatements in material facts relation to the application and/or Apartment Rental Agreement, management at its option may deny approval of application.

EXECUTED \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Guarantor’s signature

\_\_\_\_\_  
Cell Phone

\_\_\_\_\_  
Please Print Full Name

\_\_\_\_\_  
Social Security #

\_\_\_\_\_  
Address

\_\_\_\_\_  
Employer Work Phone

\_\_\_\_\_  
City/State/Zip

\_\_\_\_\_  
Phone

\_\_\_\_\_  
email address