



The Ridge
350 Wedgewood Dr.
Morgantown, WV 26505
304-599-8949 P
304-599-4238 F

THE RIDGE - GUARANTY AGREEMENT

Primary Lease Holder: responsible applicant names

Lease Start Date: start lease date

Lease End Date: end lease date

Lease Installment Amount: \$monthly charge total

Total Lease Contract Amount: \$monthly charge total lease

Guarantor Full Legal Name: guarantor first name guarantor last name **Relationship to Applicant:** guarantor relationship

Home Phone: guarantor home phone

Cell Phone: guarantor cell phone

Email Address: guarantor email address

Permanent Address: guarantor street guarantor city, guarantor state, guarantor zip code

Identification Type: id type

Identification Number: id number

Expiration Date: expiration date

Issue State/Province: id issue state

Social Security Number: ssn

Date of Birth: date of birth

Employer: current employer

Annual Salary: \$current annual income

Each guarantor must submit and execute a separate Lease Contract Guaranty, unless guarantors are husband and wife. Termination of your obligation to guarantee the Lease Contract applies only to future liabilities of the resident. You will remain liable for sums owed to us by the resident, including damages, until your Lease Contract Guaranty ends. The term "you" in this Guaranty refers to the guarantor and the guarantor's spouse, if applicable.

If we 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 against you. 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.

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. If not signed electronically or witnessed by us, we require this document to be notarized. You authorize verification of such information via consumer reports, rental history reports, and other means. You acknowledge that our privacy policy is available to you. A facsimile or electronic signature on this Guaranty will be binding as an original signature. You do not need to sign or be named in the Lease Contract, only this Guaranty.

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 Contract upon written request. **You acknowledge that by signing this Lease Contract Guaranty you unconditionally guarantee all obligations of all resident(s) under the above Lease Contract, including but not limited to rent, late charges, property damage, repair costs, animal violation charges, reletting charges, utility payments and all other sums which may become due under the Lease Contract. Guarantor is not liable for any increases in the amount of rent stated in this agreement, regardless of any renewals or month-to-month renewals, unless the Guarantor agrees to a different amount in a separate written agreement.**

You acknowledge and agree that your obligations as guarantor will continue for all Lease Contract term(s) and renewals, including automatic renewals, amendments and modifications entered into by the date specified above under "Lease Contract Information," entitled "Last date for Guarantor renewal." Do not sign this form unless you understand that you have the same liability as all residents for rent and other monies owed.

Guarantor Signature

Date