

Parental or Sponsor Guaranty

This Guaranty Agreement is executed by the persons whose names are signed below. It is understood that _____ have applied to become a Tenant in the property known as _____, Warrensburg, MO 64093. The Landlord requires as a possible condition of the acceptance of such Tenant, that all obligations to the Tenant with respect to the Lease Agreement be personally and unconditionally guaranteed by the prospective Tenant's parent, guardian, or other sponsor. This guaranty shall be in force irrespective of the future financial means of the Tenant.

The undersigned (print name) _____ represents that his or her relationship with the Tenant is that of _____ (parent, guardian, uncle, aunt, or specify others).

In order to induce Landlord to lease to the Tenant described above, the undersigned does hereby guarantee the payment in full of any obligations under the Lease to be executed by the Tenant and the performance of any and every obligation arising thereunder, expressly including, without limitation, the obligation to pay rent for the entire term, whether or not occupancy is ever accepted by the Tenant, the duty to pay and all costs of repair or damage to the premises, in the unit in which the premises is located or the building or common areas of the complex, and to pay any and all amounts, including fines, late charges, or other penalties imposed pursuant to the Lease Agreement, or attorney's fees incurred in the enforcement of the subject Lease.

This guaranty may be enforced against Guarantor without the necessity of recourse against Tenant or any other parties responsible. Guarantor consents that any proceedings to enforce this Agreement or related rights may be brought in any court sitting in the judicial district or circuit in which the building or apartments are located, and Guarantors consent to personal jurisdiction of such courts and agree that they may be served with process by certified mail and addressed to them at the address shown below. Any actions to enforce the guaranty shall be governed by the laws of the state of Missouri.

The Guarantors waive (1) renewal or notice of extension of time within which any payment of rental, damages, or repairs, or the performance of other obligations shall be due; (2) necessity of recourse against Tenant; (3) the incapacity or bankruptcy of Tenant; (4) any notice of change or amendment to the Lease, its Rules and Regulations, or the right to any notice of default.

Failure of Landlord to enforce right of recovery against other occupants of the subject property and any third parties shall not release Guarantor, provided that Guarantor is only liable for payments or obligations of the Tenant whose names is set for the above. In addition to other amounts guaranteed, Guarantor agrees to pay a reasonable attorney's fee and all costs under the terms of the Lease or required of appropriate in enforcement of this Guaranty.

Notice: The execution of this document is material inducement for Landlord to continue leasing to Tenant and Landlord is fully relying upon the due and valid execution by the persons whose names are shown above. Landlord reserves all recourse, civil or criminal in the event of a false or invalid execution hereof. Further, this agreement shall remain in effect for the entire term of the lease agreement, or any subsequent lease agreements in which the tenant has entered.

Executed this _____ day of _____, _____.

_____	_____	_____	_____
Guarantor	Date	Social Security Number or Driver's License Number	Birth date
_____	_____		
Telephone	Cell Number(s)		
_____	_____	_____	_____
Address	City	State	Zip code

NOTARY

STATE OF _____, _____ COUNTY

I, the undersigned, a notary public in and for said county in said state, hereby certify that before me personally appeared, _____, whose name(s) is signed to the foregoing instrument, and who is/are known to me, to be satisfactorily proven to be the person(s) who executed the foregoing guaranty and acknowledged before me on this day that, being informed of the contents of said instrument, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand and official seal this _____ day of _____, _____.

Notary Public

[NOTARIAL SEAL]

My commission expires: _____