

M3R Properties, Ltd.

LEASE GUARANTY

(This is a binding legal document – read before signing)

LEASE CONTRACT INFORMATION

Date of Lease _____ Monthly Lease Payment _____
Address _____ City, State, Zip _____
Lease Applicant's Name _____

GUARANTOR INFORMATION

Name (exactly as on driver's license) _____
Current address _____ City, State, Zip _____
Telephone # _____ Driver's License # and State _____
S.S. # _____ Date of Birth _____ Marital Status _____
Relationship to Lease Applicant _____
Employer _____ Telephone # _____
Employer Address _____ City, State, Zip _____
Position _____ Gross Monthly Income \$ _____ # Years Employed ____
Spouse's Name (exactly as on driver's license) _____
Employer _____ Telephone # _____
Employer Address _____ City, State, Zip _____
Position _____ Gross Monthly Income \$ _____ # Years Employed ____

You, as guarantor signing this Lease Contract Guaranty, guarantee all obligations of resident(s) under the above 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, or make demands to you, as guarantor, you will not consider it as a waiver of our rights as owner. 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. 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.

Signature of Guarantor

Signature of Guarantor's Spouse

Date

Mail signed original Guaranty to:

**M3R Properties, Ltd
P. O. Box 9562
College Station, TX 77842-9562**