

## LEASE GUARANTY AGREEMENT

Lease Information
<b>Landlord:</b> Missouri Housing Partnership I, L.P.
<b>Resident Name:</b>
<b>Signing Date of Lease:</b>

Guarantor Information	
<b>Full Name (<i>exactly as on driver's license or gov't ID card</i>):</b>	
<b>Current Address:</b>	
<b>City/State/Zip:</b>	<b>Work Phone:</b>
<b>Email Address:</b>	<b>Cell Phone:</b>
<b>Driver's License # / State OR Gov't Photo ID Card #:</b>	
<b>Social Security #:</b>	<b>Date of Birth:</b>

In order to induce Landlord to enter into the Lease Contract with Resident, and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, each Guarantor (identified below) jointly and severally (solidarily for when governing law is Louisiana) with all other Guarantors, if any, identified, below, or as tenants by entirety if married (or as otherwise provided by applicable law), hereby guarantees the observance and performance when due of all agreements and obligations of Resident under the Lease Contract, as same may be amended, renewed or extended from time to time by Owner and Resident, including without limitation, payment of all Rent when due; provided, however, your obligations as guarantor will continue for all Lease terms and renewals, including automatic renewals, amendments, and modifications.

Each Guarantor must submit and execute a separate Lease Guaranty unless Guarantors are married. Termination of your obligation to guarantee the Lease applies only to future liabilities of the Resident. You will remain liable for sums owed to Owner by the Resident, including damages, until your Lease Guaranty ends. The term "you" in this Guaranty refers to the Guarantor and the Guarantor's spouse, if applicable. Owner recommends that you obtain a copy of the Lease and read it. This Guaranty applies even if you do not do so. Owner will give you a copy of the Lease if you request one in writing.

Guarantor's obligation hereunder is that of a principal obligor and not merely a surety, and in the event of a default by Resident, Owner may proceed against Guarantor without first proceeding against Resident. This Lease Guaranty Agreement is irrevocable, absolute and unconditional guaranty of payment and of performance, and shall be enforceable against Guarantor without the necessity of any suit or proceedings of any kind or nature whatsoever by Owner against Resident and without the necessity of any resorting to any security under the Lease Contract or any need to give notice of nonpayment, nonperformance or nonobservance or any notice of acceptance of this Guaranty, all of which Guarantor hereby expressly waives (except any non-waivable notices required by law). Guarantor hereby expressly agrees to the validity of this Guaranty and the obligations of Guarantor hereunder shall in no way be terminated, affected, diminished, or reserved to Owner pursuant to the provisions of the Lease Contract or available by law. Guarantor shall be primarily obligated under the Lease Contract as if it had executed the Lease Contract as Resident. If Owner delays or fails to exercise Lease rights, pursue remedies, give notices to you, or make demands to you, as Guarantor, you will not consider it a waiver of Owner's rights against you. Owner's remedies against the Resident or Residents apply to Guarantor as well. It is unnecessary for Owner to sue or exhaust remedies against Residents in order for you to be liable.

This Guaranty is part of the Lease and must be performed in the county where the dwelling unit is located. Payments under this Guaranty must be mailed to or made 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 must inform Owner of any change of address. Owner may require this document to be notarized. You authorize verification of your information by consumer reports, rental history reports, and other means. You acknowledge that Owner's 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, only this Guaranty.

Guarantor waives receipt of all notice from Owner hereunder and under the Lease Contract (except any non-waivable notices required by applicable law), including without limitation notice of default by Resident and notice of any amendment of this Lease Contract by Resident. This Guaranty and/or any of the provisions hereof, cannot be modified, waived, or terminated unless such modification, waiver or termination is in writing signed by Owner.

This Guaranty shall be enforced and construed in accordance with the laws of the state in which the Premises is located (without regard to principles of conflict of law) and shall be binding upon Guarantor, his/her/their heirs, executors, administrators, legal representatives, successors and assigns and shall inure to the benefit of all Released Parties and their respective heirs, executors, administrators, successors and assigns. If any of these terms or conditions conflict with any such laws, then those terms or conditions shall be deemed modified and amended to conform to such applicable laws. By your execution of this agreement, you represent that although the Resident may not have yet reached the age of 18, the Guaranty is valid notwithstanding any attempt by Resident to invalidate the Resident contractual obligations because of the Resident's age. Guarantor agrees to be legally bound by this Guaranty. Words with initial capital letters used herein but not defined shall have the meanings ascribed to such terms in the Lease Contract.

**I hereby give Campus Living Villages and Century Campus Housing Management, L.P. (CCHM) consent to check an investigative consumer report to be prepared to determine my eligibility for tenancy. I also attest that the supplied information was given voluntarily, and I understand that it is to be used for the purposes of verifying my identity in acquiring public information and for no other purpose.**

**You acknowledge that by signing this Lease Guaranty you unconditionally guarantee all obligations of all Residents under the Lease, including, without limitation, attorneys' fees to the extent applicable, rent, late charges, property damage, repair costs, animal-rules-violation charges, reletting charges, utility payments, and all other sums which may become due under the Lease.**

**EXECUTED** as of the date first written below.

**GUARANTOR:**

By: \_\_\_\_\_  
Guarantor

Date: \_\_\_\_\_