

UNIVERSITY HILL REALTY, LLC.

Fed. Employer Id No. 01-0611217
Qeze Exemption No. 1112962

Guaranty of Payment

Tenant name: _____
Address of rental: _____
Term of lease: _____ to _____

1. **Reason for Guaranty:** I know that the Landlord would not rent the apartment to the Tenant unless I guarantee Tenant's performance. I have also requested the Landlord to enter into the Lease with the Tenant. I have a substantial interest in making sure that the Landlord rents the premises to the Tenant.
2. **Guaranty:** I guaranty the full performance of the Lease by the Tenant. This guaranty is absolute and without condition. It includes, but is not limited to, the payment of rent pursuant to the schedule set forth below and all added rent as provided in the Lease, riders attached thereto, and the application for residence signed by the Tenant above named.
3. **Changes in Lease have no effect:** This guaranty will not be affected by any change in the Lease, whatsoever. This includes, but is not limited to, any extension of time or renewals. The guaranty will bind me even if I am not a party to these changes.
4. **Waiver of Notice:** I do not have to be informed about any default by Tenant. I waive notice of non-payment or other default.
5. **Performance:** If the Tenant defaults, the Landlord may require me to perform without first demanding the Tenant perform.
6. **Changes:** This guaranty can be changed only by written agreement signed by all parties to the Lease and this Guaranty.
7. **Payment Schedule:** Monthly rental payments are to be made on the 1st day of each month. Monthly rental payments received after the 1st day of the month will be marked "late" and Tenant's account will be assessed with the appropriate late charges.

State of: _____ SS#: _____ Parent/Guardian
County of: _____

On the ____ day of _____ in the year 200__ before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledge to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Signature and Officer of Individual taking acknowledgement
Notary Public