LEASE CONTRACT GUARANTY

STURBRIDGE SQUARE
APARTMENTS & TOWNHOMES

You, as Guarantor signing this Lease Contract Guaranty, guarantee all obligations of tenant(s) under the Lease Contract described below.

Landlord's Name:

Sturbridge Square LLC

Tenant's name(s) (list all tenants on Lease Contract)

_____ _____

_____ _____

Apartment type being leased:

_____ 2 Bedroom Apartment at $1130/$1140 per month _____ 3 Bedroom Apartment at $1485/$1495 per month

_____ 2 Bedroom Townhome at $1290 per month _____ 3 Bedroom Townhome at $1725 per month

_____ 4 Bedroom Apartment at $2580/$2590 per month

Lease begin date_____

You agree that your obligations as Guarantor will continue and will not be affected by amendments, changes, renewals or extensions of the Lease Contract, which may be agreed to from time to time between tenant(s) and us. If we, as landlord 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 a waiver of our rights as owner. All our remedies against the tenant(s) apply to Guarantor, as well. All tenants and Guarantors are jointly and severally liable. It is unnecessary for us to use or exhaust remedies against tenants in order for you to be liable. In the event that the tenant(s) fail(s) to pay the rent when due, we may notify you in writing of such failure and you should PROMPTLY pay us all amounts then owed, and from time to time thereafter owed, under the provision of the Lease Contract.

You understand that we are relying on this guarantee in evaluating the application for this Lease Contract and that the following information is offered for consideration and verification. You hereby give permission to us to obtain information on your credit for the purpose of this guarantee. 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.

Proposed Tenant(s): _____

Guarantor's Name: _____

Relationship to Tenant(s): _____

Address: _____

Phone (_____)_____-_____ Email Address _____

Guarantor's Employer: _____ Length of Employment: _____

Occupation: _____ Supervisor: _____

Employer's Address: _____

Employer's Phone: (_____) _____-_____ Monthly Income: _____

(*Attach verification in form of two (2) most recent paycheck stubs, tax forms, bank or investment statements, etc.)

Guarantor's Date of Birth: _____/_____/_____

_____ _____

Guarantor's Signature **Date**

Date: _____ Then personally appeared the above-named _____ and acknowledged the foregoing instrument to be his/her/their free act and deed before me.

_____

Notary Public

My commission expires on: