

APARTMENT LEASE GUARANTY



The Guarantor's signatures must be notarized. You, as Guarantor(s) signing this Lease Guaranty, guarantee all obligations of TENANT(S) under the Lease, the Addendum(s), the Rules and Regulations and any Parking Lease Agreement (hereinafter sometimes collectively referred to as the "Lease Documents") described below.

Landlord: CORE CAMPUS MORGANTOWN, LLC
Tenant: _____
Date of Lease: _____ Lease Term: _____ to _____
Property Address: State on Campus - Morgantown, 331 Beechurst Ave, Morgantown, WV 26505
Unit Number: UNIT shall be determined prior to TENANT moving into the PROPERTY

Intending to be legally bound and in consideration of the above agreement with TENANT, the undersigned, jointly and severally, hereby guarantee the faithful performance of all the terms, covenants, and conditions of the Lease Documents by the TENANT and guarantees payment in full of all sums that may become due and owing the LANDLORD by TENANT in accordance with the Lease Documents. This guaranty will continue throughout all subsequent renewal leases hereafter and will not be affected by amendments or changes in the Lease, which may be agreed to from time to time between the TENANT and LANDLORD. It is not the responsibility of LANDLORD to provide the Guarantors copies of the Lease Documents or any amendments or modifications. It is the responsibility of the Guarantor to obtain the Lease Documents and any modifications from the TENANT. If the LANDLORD delays or fails to (i) exercise its rights under the Lease Documents, (ii) pursue remedies, (iii) give notices, or (iv) make demands of you, as guarantor, you will not consider it as a waiver of our rights as LANDLORD. All of the LANDLORD'S remedies against TENANT apply to the guarantor as well. TENANT and guarantors are jointly and severally liable for TENANT'S responsibility under the Lease Documents. This is a guaranty of payment. It is not necessary for the LANDLORD to exhaust remedies against TENANT or any other Guarantor in order for you to be liable. The right of recovery against you under this Guaranty shall exist notwithstanding any right or power of the TENANT or anyone else to assert any claim or defense as to the genuineness, regularity, validity, or enforceability of any of the Lease Documents.

You represent that all information submitted by you on this Guaranty is true and complete. You authorize that LANDLORD or its agents may make verifications of such information via consumer reports, rental history reports, and other means. A signature sent via facsimile or email by you on this Guaranty will be just as binding as an original signature. It is not necessary for you as guarantor to sign any of the Lease Documents or to be named in the Lease Documents. The Guaranty does not have to be referred to in the Lease Documents. If LANDLORD seeks to enforce this Guaranty, it will be in the county where the Leased UNIT is located and you agree to submit to that court's jurisdiction. You agree to pay all costs and reasonable attorney's fees incurred by LANDLORD in any litigation commenced to collect under this Guaranty. This Guarantee shall be continuing, absolute, and unconditional and shall be binding upon the Guarantor, the Guarantor's heirs, personal representatives, and assigns.

Guarantor Name: _____
Social Security #: _____
Date of Birth: _____
Driver's License: State: _____ Number: _____
Home Address: _____
City: _____ State: _____ Zipcode: _____
Home Phone #: _____
Cell Phone #: _____
Employer Name: _____
Work Phone #: _____
Email Address: _____
Agreed to this: _____