

## GUARANTOR OF LEASE

Property Address: \_\_\_\_\_

Guaranty made the date set forth below by the undersigned that reside at the address indicated below, hereinafter referred to as Guarantor, to Sunbelt Asset Management, LLC hereinafter referred to as Landlord.

### Recitals:

Landlord has leased the premises described in the attached lease to the person(s) described herein as Tenants. The lease is conditioned on Guarantor's giving security for payment of rent under the lease in the form of a personal guaranty of payment for \_\_\_\_\_ (Tenants).

In consideration of Landlord's entering in the lease with Tenant's, Guarantor agrees as follows:

### Section I – Statement of Guaranty

Guarantor guarantees payment of rent and all other costs and charges, including attorney's fees, under the attached lease pursuant to the terms of the lease. If Tenants default in the payment of any installment of rent, Guarantor shall pay the amount of such installment or the accelerated balance at the option of the Landlord, within 10 days after notice of default and demand for payment mailed to Guarantor's address set forth below. Guarantor's liability under the guaranty shall not be affected by reason of any extension of time for payment of any installment granted by Landlord to Tenant.

### Section II – Duration

This guaranty shall not be revoked during the initial term of the lease. Thereafter, if the lease is renewed on the same terms, this guaranty shall remain in force until receipt by Landlord of written notice of revocation from Guarantor.

### Section III – Attorney Fees, Costs and Interest

Guarantor agrees to pay Landlord's actual attorney's fees and expenses in the enforcement of the lease and this guaranty prior or subsequent to judgement and in any and all trial and appellate tribunals, whether suit be brought or not, if, after default, counsel shall be employed by Landlord. All amount due hereunder shall bear interest at the highest rate allowed by law from the date of default until paid.

### Section IV – Waiver of Notice of Acceptance

Notice of acceptance of the guaranty is expressly waived. When used herein, the singular pronoun or verb shall include plural.

Guarantors Name: \_\_\_\_\_ SSN: \_\_\_\_\_

Street Address: \_\_\_\_\_ Driver's License: \_\_\_\_\_

City, State & Zip: \_\_\_\_\_ State Issued: \_\_\_\_\_

Phone # \_\_\_\_\_ Email: \_\_\_\_\_

Employer: \_\_\_\_\_ Annual Income: \_\_\_\_\_

You represent that all of the information provided is true and authorize verification of the information and credit reports. Please include a copy of your driver's license.

Signature: \_\_\_\_\_ Executed this \_\_\_\_\_ Day of \_\_\_\_\_, \_\_\_\_\_

### Statement of Notary Public

County: \_\_\_\_\_ State: \_\_\_\_\_

Before me personally appeared \_\_\_\_\_, known to me to be the person described herein and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purpose therein expressed.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public Signature: \_\_\_\_\_ Commission Expires: \_\_\_\_\_