



186 Mill Street Athens, OH 45701
TEL: 740~249~4661 FAX: 740~249~4662

GUARANTY OF LESSEE OBLIGATIONS

This Guaranty of Lessee Obligation (herein referred to as Guaranty) is executed this ____ day of _____, 20__ between **Mill Street Village LLC**, Lessor, and **Guarantor** _____ for the Residential Lease Agreement dated the ____ of _____, 20__ Executed by the **Lessee**, _____ for an apartment at Mill Street Village, located at 186 Mill Street, Athens, Ohio and any renewals.

The Guarantor represents that Guarantor is the parent or legal guardian of the Lessee; that Guarantor has reviewed the Lease and any other related documents; and that Guarantor understands Lessor has agreed to enter into a Lease with Lessee conditionally upon Guarantor executing this Guaranty. Guarantor further represents that the information contained in Lessee's application is true and complete and Guarantor authorizes Lessor to obtain a credit and police report relative to Guarantor to verify said information. Guarantor understands that providing false or incomplete information on the application will result in the denial of the application, termination of the right of occupancy or eviction.

The Guarantor individually and unconditionally guarantees the full, punctual and unconditional performance of Lessee's obligations under the Lease, including any renewals, moving to other units and/or rent increases. The Guarantor agrees to be personally bound and liable for all Lessees' obligations as if Guarantor executed the Lease and other documents giving rise to Lessee's obligations. If Lessee fails to meet any of Lessee's obligation under the Lease, Lessor may recover any damages or other charges from Guarantor including but not limited to rent, late charges, property damage, repair costs, utility payments, re-leasing expenses and all other sums which might be due under the Lease, as if Guarantor executed the Lease, whether or not Lessor seeks recovery from Lessee. Guarantor further agrees that Guarantor shall have no right of possession of the above identified Unit or Premises or any unit in Mill Street Village and this Guaranty created no obligation on the Lessor to provide any benefits whatsoever to Guarantor. Owner may report unpaid rent, damages or other charges owed by Lessee, and by extension the Guarantor, to one or more credit reporting agencies for recordation on Guarantor's credit record. Guarantor hereby agrees and stipulates that the jurisdiction and venue shall be had under the law of the State of Ohio and specifically in the County of Athens and shall be heard in a court of competent jurisdiction as found there in.

Lessor shall be under no obligation to provide notice to Guarantor of Lessee's default or eviction or the termination of the Lease. Lessor may provide such notice to Guarantor, without obligation to provide such notices to Guarantor, to the Unit address or to the Guarantor's permanent address at _____.

If this document is not signed by the Guarantor in the presence of the Lessor or Lessor's Agent, Guarantor's signature must be notarized. A facsimile signature will be just as binding as an original signature.

EXECUTED as of the above date. _____ Guarantor

_____ Guarantor

STATE OF _____,
COUNTY OF _____, SS:

The foregoing Guarantor of Lessee Obligation was acknowledged before me, a Notary Public duly authorized in and for the said County in the State aforesaid to take acknowledgments, this ____ day of _____, 200____, by _____, Guarantor.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires: _____ Notary Public

STATE OF _____,
COUNTY OF _____, SS:

The foregoing Guarantor of Lessee Obligation was acknowledged before me, a Notary Public duly authorized in and for the said County in the State aforesaid to take acknowledgments, this _____ day of _____, 200____, by _____, Guarantor.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires: _____ Notary Public