

ADAMI & ASSOCIATES REALTY

Residential and Commercial Real Estate
Sales, Leasing, Management
625 Dallas Drive Suite 100
Denton, TX. 76205

Telephone (940) 565-9902
Fax (940) 387-3544

Dear Parent or Guardian,

Thank you for showing interest in an Adami & Associates, Inc. property. We realize that renting an apartment for a son or daughter away from home is difficult in many ways. You want what is most convenient, safe and economical for your student.

Surprisingly enough, those are our goals also. In order to achieve our mutual goal of providing your son or daughter with the best in community living, we must ask your cooperation in completing a portion of the paperwork. This letter will help clarify some of the paperwork involved.

Any person interested in leasing an apartment would have to show stable employment and a good credit history; thus proving that he or she could meet the financial obligations of the lease. Because students for the most part do not meet the criteria, we require a guarantor for the lease. Each student resident must have a guarantor.

The guarantor is basically a co-signer on the lease. The form you find attached is the guarantor form, it needs to be completed and notarized. We use it to check the guarantor's credit history which in turn helps us in our qualification process. Your completed form is confidential.

If you have any questions concerning either the guarantor form or the lease, please do not hesitate to call our office. We're here to be as helpful as possible and appreciate parents or guardians who take a vested interest in their students. As members of the Texas Apartment Association since 1986 we have utilized their proven and fair lease agreement. A sample lease is available for review at www.taa.org

Please fax (940) 387-3544 or email (info@adamirealty.com) the completed application to our office to expedite the application process. **It is also necessary for you to mail the original notarized agreement to our leasing office for your student's application file** to: Adami & Associates Inc. 625 Dallas Drive Ste. 100 Denton Texas 76205.

We look forward to assisting your student with their housing needs while they are living in the Denton area!

Sincerely,

Adami & Associates Realty

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Return to: 625 Dallas Drive, Suite 100
Denton, Texas 76205

Phone: 940-565-9902
Fax: 940-387-3544

LEASE CONTRACT GUARANTY APPLICATION (2-08)

This guarantor's application is submitted for the following applicant:

Applicant's Full Name: _____ **Date:** _____

Property Applied For: _____ **City:** _____ **State:** _____

As guarantor, you are required to be a parent or legal guardian of the above named applicant. The information requested **must be completed in full** to insure fair processing of the associated rental application. (Please print)

Guarantor's Full Name: _____ **SS#:** _____
Date of birth _____ Driver's License # _____ Home phone: _____ Cell: _____
E-Mail Address: _____
Present Address: _____ City _____ State: _____ Zip: _____
How long at present address: _____ Own: _____ Rent: _____ Payment Amount: _____
Previous Address: _____ City _____ State: _____ Zip: _____
Present Employer: _____ Work phone _____ How long: _____
Address: _____ City: _____ State: _____ Zip: _____
Current Position/Kind of Work: _____ Monthly income is over \$ _____
Previous Employer: _____ Address: _____ City/State: _____

Spouse's Full Name: _____ **SS #** _____
Date of birth: _____ Driver's License # _____
Present employer: _____ Work phone () _____ Cell: _____
E-Mail Address: _____
Address: _____ City: _____ State: _____ Zip: _____
Current Position/Kind of Work: _____ Monthly income is over \$ _____
Previous Employer: _____ Address: _____ City/State: _____

Relationship: What is your relationship with the resident(s)? Parent Brother/Sister
 Guardian Other If so, explain: _____
Are you a guarantor on any other lease? Yes No If so how many? _____

CORRECT INFORMATION: Guarantor and/or spouse represent that all of the above statements are true and correct and hereby authorize verification of the above information, references, credit records. False or incomplete information constitutes grounds for rejection of the associated application.

Signature of Guarantor Date

Signature of Spouse Date

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GUARANTEE AGREEMENT

By the execution of this document, I _____, guarantor for rental applicant; _____, do hereby assume full liability and responsibility as set forth in the Lease Contract for the property located at _____, _____, Texas (full address and city). Such liability to include all provisions, rules, and regulations of the lease, addendums, and documents that are considered part of the lease packet.

I agree that my obligations as guarantor will continue and will not be affected by amendments, changes, or renewals in the Lease Contract which may be agreed to from time to time between resident(s) and us.

I agree and understand that such liability and responsibility will include any and all monthly rentals, late or NSF fees, repair costs resulting from negligence or abuse, during the initial lease term, renewal or extension period due Adami & Associates, Inc (“AAI”). If AAI, as owner/ manager 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 as a waiver of our rights, as owner/ manager.

It is understood that rent is due and payable without demand on or before the 1st day of each month and rent is deemed late after the 3rd day of each month at which time late fees are assessed. After vacating the property, any sums due must be received within 10 days of receipt of Security Deposit Disposition.

Any and all monies due will be paid at the location designated on the lease contract or at the offices of Adami & Associates, Inc., 625 Dallas Dr., Suite 100, City of Denton, Denton County, Texas 76205. All of our remedies against the resident(s) apply to guarantor as well. All residents and guarantors are jointly and severally liable.

I have read and agree to the provisions as stated:

Signature of Guarantor

Date

(This signature must be notarized!)

Sworn to and subscribed before me this the _____ day of _____ 20 _____.

Notary Public, in and for the State of Texas

My Commission Expires (date)