

**PARENTAL GUARANTEE FOR RENT
AND /OR LOSS OR DAMAGE TO RENT AND PREMISES**

RE: UNIT _____

I, the undersigned, do hereby guarantee to the Landlord and Owner full and timely payment of all rent on the above-referenced property as set forth in the main lease agreement (including any renewal option periods exercised by Tenant). Additionally, I also guarantee reimbursement for all loss, breakage, or damage to any area or item for any cleaning required at the end of the tenancy, exclusive of normal wear, which cost has not been covered by tenant or through the use of the security deposit. I further agree to pay any sums required within ten (10) days of receipt of invoice, as well as reasonable attorney's fees and Court costs required in the collection of any such sums (if legal action is necessary). THE GUARANTOR FURTHER AGREES AND CONSENTS TO THE JURISDICTION AND VENUE OF ATHENS-CLARKE COUNTY, GEORGIA COURTS. Upon default of the tenant, the Landlord may proceed directly against the Guarantor without having to proceed against the tenant or any other person. The guaranty shall remain effective from lease to lease if tenant renews. In addition, I certify that I am the parent or legal guardian of the below-named tenant. I also expressly waive and relinquish any and all remedies of surety, including, but not limited to, any rights provided under O.C.G.A. 10-7, et seq. I understand that the below-named tenant may be one of multiple tenants in said unit, but that my obligation under this guarantee is for the below named tenant only.

This GUARANTEE and its acceptance by Landlord in no way changes or modifies any of the terms and conditions of the Lease Agreement entered into for the said property.

Tenant's Name _____

Guarantor _____

Home Address _____

City _____ State _____ Zip _____

Telephone Number _____

Guarantor Social Security Number _____

Business Address _____

City _____ State _____ Zip _____

Business Phone Number _____

Signature _____

Landlord/Leasing Agent Signature _____

Date: _____