



Parental or Sponsor Guaranty Agreement

This Guaranty Agreement is executed by the person(s) whose name(s) is signed below and known hereafter as Guarantor. It is understood that _____ (the tenant(s) whom you are guaranteeing) has applied to become a Tenant in the condominium community known as The Woodlands of Clemson. The undersigned represents that his or her relationship with the Tenant is that of _____ (Parent, Guardian, Aunt, Uncle, Grandparent, etc.)

In signing this agreement form, you agree to uphold all terms of the lease agreement (the Lease) between above Tenant and Woodlands Management of Clemson, Inc. (Landlord). It is the responsibility of the Guarantor to obtain a copy of the Lease and to read and obtain an understanding of this entire agreement. It is required that the Guarantor sign this form and meets all requirements set forth by the Summary of Rental Standards. The requirement of this Guaranty Agreement is in recognition of the fact that the Tenant listed above does not have the independent financial means set forth by the Summary of Rental Standards. This Guaranty agreement shall be in force irrespective of the financial means of the Tenant.

By signing this agreement, you agree to pay _____'s rental amount in full should he/she fail to do so. Additionally, you agree to pay any/all damages caused by _____.

* Please note that in signing this document you are guaranteeing your son's/daughter's (etc.) rent and **NOT** that of his/her roommates. The lease remains joint and several (see item 34) of lease contract.

This Guaranty may be enforced against Guarantor without necessity of recourse against Tenant or any other parties responsible. Guarantor consents that any proceedings to enforce this Agreement or related rights may be brought before the court sitting in the judicial district or circuit in which the Condominiums are located, and the Guarantors consent to personal jurisdiction of such courts. Any actions to enforce this guaranty shall be governed by the laws of the State of South Carolina.

The execution of this document is a material inducement for Landlord to enter into a Lease Contract, and Landlord is fully relying upon the due and valid execution by the persons whose name is shown below. Landlord reserves all recourse, civil or criminal, in the event of a false or forged execution hereof. Further, this agreement shall remain in effect for the term of this Lease Contract, or any subsequent Lease Contracts, in which the Tenant has entered.

Executed this _____ day of _____, 20_____

Guarantor: _____

Signature: _____

Address: _____

City, State, Zip: _____

Phone Number: _____