

Parent Guarantee Form

ALL INFORMATION CONTAINED HEREIN WILL REMAIN CONFIDENTIAL

Please use N/A in blanks that are not applicable. Social Security Number and Driver's License number are required.

| Full Name: | | | Birth Date: | // |
|----------------------|--------|------|--------------------------|----------|
| Social Security #: | | | required Driver's Lic #: | required |
| Present Home A | | | | |
| How Long | Own | Rent | Rental/Mortgage Amount: | |
| Landlord/Mortgage Co | | | Phone #: | |
| Present Employer: | | | | |
| Address of Emp | loyer: | | | |
| Position: | | | Supervisor: | |
| Approx Income: | | | Additional Income: | |

ADDENDUM TO LEASE AGREEMENT BETWEEN WILSON PROPERTY MANAGEMENT AND

Applicant Name(s)

PARENTAL GUARANTEE I/We, the undersigned, do hereby guarantee to Wilson Property Management (WPM) full and timely payment of monthly rent, other incurred charges and all charges due to loss, breakage or damage to the property and for any cleaning required at the end of ANY tenancy entered into with WPM by the above applicant. The undersigned also expressly guarantees the full and timely payment of any and all expenses or losses incurred by WPM due to breach of the lease agreement by above applicant and/or any legal expenses incurred by WPM as a result of a summary ejectment action, including all reasonable attorney's fees. I further agree to pay any sum required within ten (10) days of receipt of a WPM invoice, as well as reasonable attorney's fees and court costs required for collection of such sums. I certify that I am the parent and/or legal guardian of such of the above applicant. I understand and agree that WPM will and may verify all references, including credit, for the purposes of the approval of the applicant's application. AS GUARANTOR, THE UNDERSIGNED EXPRESSLY AGREES THAT UPON APPROVAL OF THE APPLICANT'S APPLICATION, THAT THIS GUARANTEE IS BINDING AND ENFORCEABLE, AND THE UNDERSIGNED ALSO EXPRESSLY UNDERSTANDS AND AGREES THAT THIS GUARANTEE IS TRANSFERABLE TO EACH AND EVERY FUTURE APPLICATION MADE BY THE ABOVE APPLICANT WITH WPM, AND THAT SUCH TRANSFERABILITY SHALL BE WITHIN THE SOLE POWER AND DISCRETION OF WPM AND NO OTHER. The undersigned may not cancel this agreement to avoid liability for any current or past tenant of applicant. However, the undersigned expressly acknowledges that future liability may be avoided for future tenancies if the undersigned provides WPM written notice no less than ninety (90) days before either (I) the applicant's original lease is renewed OR 2) before the start of a new tenancy by the applicant at another WPM managed property. THE UNDERSIGNED EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE DUTY TO INFORM THEM OF THE RENEWAL OF A LEASE OR OF A NEW APPLICATION FOR A NEW TENANCY WITH WPM AT A DIFFERENT ADDRESS IS THE SOLE RESPONSIBILITY OF THE ABOVE APPLICANT AND THE UNDERSIGNED EXPRESSLY RELEASES WPM OF ANY SUCH DUTY, WHETHER EXPRESSED OR IMPLIED.

AUTHORIZATION: Guarantor agrees to pay \$40 screening fee. This form must be accompanied by a copy of the guarantor's valid government issued ID and 2 of the most recent and consecutive paystubs for the last 4 weeks prior to the application date. Income requirement for guarantor is 5 times the rent before tax monthly. Guarantor authorizes Landlord or Broker to obtain any information deemed necessary to evaluate this Application. This information may include but is not limited to, credit reports, judgements of record, rental/mortgage history, verification of employment and salary. Applicants acknowledged that if they present false or incomplete information the Landlord may reject this application. Guarantor understands that giving false or incomplete information may result in forfeiture of any payment made in connections with this Rental Application.

| Co-Signer Signature | Date | Relationship to Tenant | |
|--|--------|------------------------|--|
| NOTARY SEAL | | | |
| Sworn to and subscribed before me this the | day of | | |

Notary Public

My Commission Expires _____