

PARENTAL GUARANTEE

(Full-Time Students Only)

APPLICANT'S NAME: \_\_\_\_\_

ADDRESS APPLYING FOR: \_\_\_\_\_

**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 ejection 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 (1) 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.

Name \_\_\_\_\_ Date of Birth: \_\_\_\_\_

SSN \_\_\_\_\_ Driver License # \_\_\_\_\_ (attach copy)

Email: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Address (include city, state, zip code. DO NOT USE P. O. Box)

\_\_\_\_\_

Home Phone Number \_\_\_\_\_ Work Phone Number \_\_\_\_\_

Employer \_\_\_\_\_ Address \_\_\_\_\_

Credit References:

Bank \_\_\_\_\_ Checking \_\_\_\_\_ Savings \_\_\_\_\_

Credit Cards \_\_\_\_\_ Other \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**NOTARY SEAL**

Sworn to and subscribed before me this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Notary Public

My Commission Expires \_\_\_\_\_